

## MINUTES

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

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

**ARTICLE 4. Approve the Minutes of the January 19, 2015 meeting.**

**Motion by Member Robinson to approve the minutes of the January 19, 2015 meeting as written. Support by Member Rissi. 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 #14-3208 Thornapple Hill PUD**

**Property Address: 6868 Cascade Road**

**Requested Action: The applicant is requesting a recommendation to the Township Board for approval of the PUD Rezoning with the PUD Ordinance.**

Director Peterson presented the case. The Public Hearing for this case was in November. The project was awarded preliminary approval with conditions and those conditions have been incorporated into the project. They have now included more detail on the pathway that will meander through the rear of the sight with additional landscaping. One item that has changed since our preliminary approval is that they are willing to give the Township an easement, but they do not want to build the pathway. I am not opposed to this idea as this path will not be going anywhere at this time. When the pathway is then built, we can build it to Township standards. This is the way the PUD Ordinance is written but it is slightly different than the preliminary plan approval. The rest of the

items have been incorporated into either the Storm Water Maintenance Agreement or the PUD Ordinance. They did provide a notice to the residents that there will be surrounding land uses that and that there may be noise associated with these uses. The final step is for the Planning Commission to make a recommendation to the Township Board and then a final Public Hearing will be held.

Member Waalkes asked if the easement for the pathway would be wide enough and if it corresponds with the drawing. Director Peterson stated that the easement will be 15' wide and they worked with the Township Engineer to verify that from a grade perspective the pathway easement can accommodate a path.

Chairman Pennington asked the Applicant to come forward with comments.

Sean Growney, Thornapple Hill came forward to answer questions.

Member Mead asked that if they owned both parcels, why they were not realigning the sliver of land in a way that is more advantageous in allowing a better buffer to the east away from the buildings. The applicant stated that they would look at doing this.

Member Sperla asked for clarification if all conditions had been met. Director Peterson stated that all conditions had been met.

**Member Sperla made a motion to forward a positive recommendation to the Township Board for approval of the PUD Rezoning with the PUD Ordinance for Case 14-3208. Support by Member Mead. Motion carried 7-0.**

**ARTICLE 7. Case #14-3225 Vaneck Enterprises (Panera Bread)**

**Property Address: 5630 28<sup>th</sup> Street & 2828 Kraft SE**

**Requested Action: The applicant is requesting a recommendation to the Township Board for approval of the PUD Rezoning with the PUD Ordinance.**

Director Peterson presented the case. The Public Hearing for this case was in January. The Storm Water Agreement and the PUD Ordinance have been reviewed and they have incorporated your comments regarding your approval from the Public Hearing. I am recommending a positive recommendation to the Township Board.

**Member Hammond made a motion to forward a positive recommendation to the Township Board for approval of the PUD Rezoning with the PUD Ordinance for Case 14-3225. Support by Member Robinson. Motion carried 7-0.**

**ARTICLE 8. Any other business**

Discussion followed regarding possible future projects.

**ARTICLE 9. Adjournment**

**Motion by Member Williams to adjourn. Support by Member Sperla.  
Motion carried 7-0. Meeting adjourned at 7:18 PM.**

Respectfully submitted,  
Aaron Mead, Secretary

Ann Seykora/Debra Groendyk  
Planning Administrative Assistant