

MINUTES

Cascade Charter Township Planning Commission
Monday, November 02, 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, Sperla, Waalkes, Williams
Members Absent: Robinson (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 Katsma to approve the Agenda. Support by Member Rissi. Motion carried 8-0.

ARTICLE 4. Approve the Minutes of the October 19, 2015 meeting.

Motion by Member Lewis to approve the minutes of the October 19, 2015 meeting as written. Support by Member Williams. 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.)

No one wished to speak on non-agenda items.

ARTICLE 6. Case #15-3263 Lacks Enterprises

Public Hearing

Property Address: 5460 Cascade Road SE

Requested Action: The Applicant is requesting to amend the Golfview P.U.D. to allow an addition to the Lacks Corporate HQ Building.

Director Peterson presented the case. I have provided a copy of the Ordinance with changes highlighted in yellow. There are two areas being amended.

From the Public Hearing there were a couple of items that required follow up.

- The packet contains the email from the Fire Chief clarifying and confirming that the additional access road is not a requirement.
- They need to sign the Storm Water Agreement which is not signed until construction begins.
- A copy of the Cascade Road prospective plans to have for the Township Board Public Hearing. They have provided this.

I am recommending that you forward a positive recommendation to the Township Board. The Board will have a Public Hearing to consider this Ordinance as well as the plan you saw at the Planning Commission Public Hearing.

Member Waalkes stated for clarification that at the last meeting it was discussed that in the original PUD there was a 10,000 sq. ft. building that was proposed on this site but due to the developer's inability to eliminate the billboard, the building had been removed from the PUD.

Member Mead asked if that site is then deemed unbuildable. Director Peterson stated that if anyone wanted to build on that site they would have to come before the Planning Commission with an Amendment to the PUD. We consider this project to be built out. All of the square footage is used which is why Lacks is here to amend the PUD.

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

Patrick Knight, Lacks Enterprises came forward as the Applicant.

Member Sperla asked if there had been any progress made on the access road. The Applicant stated that they have been in negotiations but the price is simply too high to consider.

Member Lewis asked if there would be better drawings before the Township Board Meeting. The Applicant stated that there would be elevations available before the meeting.

Member Sperla made a motion to make a favorable recommendation to the Township Board Case 15:3263 in conjunction with the PUD draft that has been presented before us. Support by Member Williams. Motion carried 8-0.

ARTICLE 7. Any other business

- The Business Survey Results will be discussed at the November 18 Township Board Meeting.

ARTICLE 8. Adjournment

Motion made by Member Lewis to Adjourn. Support by Member Rissi. Motion carried 8-0. Meeting adjourned at 7:14 PM.

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