

## MINUTES

Cascade Charter Township Planning Commission  
Monday, June 6, 2011  
7:00 P.M.

**ARTICLE 1.** Chairman Waalkes called the meeting to order at 7:00 p.m.  
Members Present: Lewis, Logue, Pennington, Robinson, Sperla, Waalkes, Williams  
Members Absent: Hammond, McCarthy, both excused  
Others Present: Planning Director Steve Peterson

**ARTICLE 2.** Chairman Waalkes led the Pledge of Allegiance to the Flag.

**ARTICLE 3.** Approve the Agenda.

**Motion was made by Member Lewis and supported by Member Pennington to approve the Agenda. Motion carried unanimously.**

**ARTICLE 4.** Approve the Minutes of the May 9, 2011 Meeting.

**Motion was made by Member Sperla supported by Member Williams to approve the Minutes. Motion carried unanimously.**

Member Robinson asked if his absence from the meeting was excused as it was not noted in the Minutes. Planner Peterson said it would be noted as an excused absence.

**ARTICLE 5.** **Case #11-3034 FedEx Freight**  
**Property Address:** 5454 – 52<sup>nd</sup> Street SE  
**Requested Action:** Site Plan Approval for a new truck terminal facility.

Planning Director Steve Peterson reviewed the location of the property. The proposed facility is in the Meadowbrooke Business Park. The building conforms to the setback, building height and parking regulations of the Meadowbrooke PUD Zoning District.

The building is about 54,000 sq. ft. with a separate 7,280 sq. ft. workshop on lots 5R and 6R. The applicant has submitted a landscape plan in accordance with the PUD. Due to the wetland easements along the frontage of the site some of the buffer yard is being placed behind (south) the wetlands to avoid any conflicts. We have had some issues in the past regarding tree cutting by Consumers Energy along 52<sup>nd</sup> St. The owners should be aware that they will be responsible to replace any of the required plantings if they are removed in the future.

The Meadowbrooke Review Board reviewed this project on June 1 and approved the plan with several comments. The two most notable comments address the landscaping along the south side of the site and the fencing. The MRB wants the landscaping along International Parkway to be on the outside (south) of the proposed fence. Also, several sections of the fencing are required to be coated to help hide the chain link.

Peterson is recommending approval of the plan with the following conditions:

1. Submit landscape bond of \$5,000.
2. Combine lots 5R and 6R.
3. Comply with the Township Engineer letter dated June 2, 2011.
4. Apply for and receive a soil erosion permit prior to construction.
5. Comply with the Meadowbrooke Review Board comments from June 1.
6. Comply with the Fire Dept.

Chairman Waalkes asked if any Planning Commission Members had questions for the Planner. Member Pennington asked clarification regarding the wetland easement. The Planner replied that they went through a court proceeding to amend the plat easement. Member Sperla asked if this is a replacement facility or an expansion. Peterson said he believes that it is a consolidation of a couple facilities they have in the Kentwood area. Member Pennington asked if they have Drain Commission drainage or is it all private. Peterson said that there are some Drain Commission drains in Meadowbrooke but none on this property.

Chairman Waalkes asked if there was anyone representing the applicant who wanted to comment. Nate Vriesman was present representing Prein & Newhof Civil Engineers doing the site work. He said that the Planner had done a great job presenting the project and asked for questions from the Planning members.

Member Sperla wanted clarification whether they were abandoning an old facility, consolidating new, or if this is a new facility. Mr. Vriesman answered that there are two facilities being consolidated; one in Kentwood on East Paris and the second was unknown.

Member Lewis commented that progressing past the Meadowbrooke Review Board was to be congratulated.

Member Williams added that we are happy to have business in Cascade Township and appreciate your consideration to move here. Chairman Waalkes agreed with Member Williams comments.

Chairman Waalkes asked for a Motion to approve the plan.

**Member Robinson made a Motion to approve the Site Plan for the new building, including the 6 conditions made by Planner Peterson. Support by Member Lewis. With no further discussion, Motion carried.**

**ARTICLE 6: Case #11-3021 Expressway Service Zoning Amendments**

**Requested Action:** Consider amendments to Zoning Ordinance regarding the Expressway Service (ES) Zoning District.

Planner Peterson stated that the proposed amendments were recommended for approval at the April 18, 2011 Planning Commission meeting. While preparing the memo for the Township Board it was discovered that we had left in the multi-family residential use as a Special Use Permit. (Chapter 11, Section 11.04, number 5). I believe this was a typo and should be deleted. If you agree I would ask that we send a final recommendation with this change. If we intend to keep it in, we will have to work on some standards for this allowed use. My request is that we send the Township Board a final recommendation, minus the multi-family residential.

Member Sperla said it makes sense to delete it as a Special Use Permit for that area. Another Member asked if there would be any possibility of a medium high-rise apartment/condo building. Member Sperla said he just didn't see that happening on 28<sup>th</sup> street. Peterson said that it's not that it isn't a possibility; it just isn't one of the goals in the Master Plan. Chairman Waalkes said that it goes against what had been discussed in the Focus Groups for the Master Plan process.

Member Lewis asked if we were to pass this and then two years down the road someone were to present an idea, can they go to the Zoning Board of Appeals and get a Variance? Peterson said they would go through some sort of PUD request.

**Member Pennington made a Motion to make the adjustment; deleting number 5 from Section 11.04. Support by Member Sperla. Motion carried.**

**ARTICLE 7: Case #11-3033 Zoning Amendment: Keeping of Farm Animals in Residential Zone – Section 4.11**

Chairman Waalkes introduced this case by stating that the Township Board has asked the Planning Commission to investigate possible amendments to the Zoning Ordinance relative to farm animals in the residential zone.

Planning Director Steve Peterson shared that a township resident had written a letter requesting a personal exemption to house and care for six chickens.

Peterson also explained that she was not the first person to ask about changing Section 4.11 for chickens on residentially zoned properties and that he would forward her letter to the Township Board for their consideration.

Peterson would like to hold a Public Hearing after getting thoughts/comments from the Planning Commission.

In the R1 residential zone the issue has come up more frequently with the keeping of smaller animals such as ducks, chickens, and rabbits.

Chairperson Waalkes commented that it doesn't make sense to him that a person would need 3 acres to have 1 chicken. He feels that the amount of land an animal needs depends on its' size. Living in the city at one time he had a neighbor who had chickens and he had no problem with it. .

Comments or ideas from Planning Members included considering:

1. The size of the animal.
2. The age of the animal.
3. A process whereby a resident had to request approval from the Zoning Administrator/Enforcement Officer.
4. Prohibit roosters.
5. More flexibility.
6. Approval from surrounding neighbors.
7. If you want farm animals, move to the agricultural area.
8. Leave the Ordinance as it is.

Peterson stated they would hold a Public Hearing for residents input.

**ARTICLE 8: Any other business:**

**ARTICLE 9: Adjournment**

Chairman Waalkes requested a Motion to adjourn the meeting.

**Motion was made by Member Lewis and supported by Member Logue to adjourn. Motion carried unanimously. The meeting was adjourned at 7:50 p.m.**

Respectfully submitted,

Al Pennington, Secretary

Carol M. Meyer, Planning Administrative Assistant