

MINUTES

Cascade Charter Township
Planning Commission
Monday, June 5, 2017
7:00 P.M.

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 P.M.
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, Robinson, Sperla and Williams
Members Absent:
Others Present: Community Development Director, Steve Peterson and those listed on the sign in sheet.

ARTICLE 2. Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Mead to approve the Agenda. Supported by Member Lewis. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the May 15, 2017 Meeting.

Motion was made by Member Lewis to approve the Minutes of May 15, 2017 as written. Supported by Member Rissi. Motion carried 9 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors who were present wished to speak about non-agenda items.

ARTICLE 6. Case #17:3382 Melissa Rollo

Public Hearing

Property Address: 7220 Oliver Woods Drive

Requested Action: The Applicant is requesting a Special Use Permit to install a 6 feet tall fence in the front yard.

Director Peterson stated that the Applicant is requesting a special use permit to allow for a taller fence in the front yard. The fence would be a 6 feet tall, wood, dog eared fence in the front yard along the Thornapple River Drive frontage. Applicant is allowed to have a 4 foot fence in the front yard and is looking to increase that to 6 feet, which requires a special use permit. Applicant actually has two front yards, because this is a corner lot. They are only seeking to place the taller fence for a portion of the Thornapple frontage. The rest of the fence is in the side or rear yard allowing it to be 6 feet tall.

Director Peterson recommends approval of the special use permit to install a fence 6 feet in height in the front yard as proposed.

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

Applicant did not come forward with any comments.

Motion was made by Member Mead to open the Public Hearing. Supported by Member Rissi. Motion was carried 9 to 0.

No one from the public came forward.

Motion was made by Member Rissi to close the Public Hearing. Supported by Member Mead. Motion carried 9 to 0.

Motion was made by Member Sperla to approve the Special Use Permit to allow a wood, dog eared fence, 6 feet in height in the front yard. Supported by Member Robinson. Motion carried 9 to 0.

ARTICLE 7. Case #16:3383 Andrew Popp

Public Hearing

Property Address: 1360 Briarcliff Drive

Requested Action: The Applicant is requesting a Special Use Permit to construct an accessory building in excess of 832 sq. ft.

Director Peterson stated that Applicant is requesting permission to construct a 30' x 40' accessory building (1,200 sq. ft.). The building will be 14 feet tall as measured to the midpoint. This requires a minimum 10 feet setback from the side and 25 feet from the rear property lines. The Applicant shows the nearest setback of 11 feet to the side property line. The property is on the river so they are allowed to put the building in the front yard provided they still meet the required front setback of 35 feet. They propose a setback of about 200 feet. The building will be used for personal storage.

With less than 3 acres, the property would only be allowed this one accessory building. It does appear that they have a small building on the river. They would need to choose which one they want, as they are only allowed one building.

Director Peterson recommends approval of the request to construct the new building under the following conditions:

1. That the building is not used for living space or to run a business.
2. Any outdoor light meets township regulations; and
3. Remove the existing accessory building within 30 days of completing the new building.

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

Mr. Popp came forward to address the existing accessory building. Mr. Popp stated that he might like to keep that building in addition to the new building and asked if there were any way he could keep it. Discussion followed in which it was suggested that he

seek a variance to keep the existing building, but that would mean he would not get the building permit for the new building until that happened. Mr. Popp stated that if he decided to keep the existing building, he would seek the variance understanding he could not build the new building until the variance was approved.

Motion was made by Member Mead to open the Public Hearing. Supported by Member Williams. Motion was carried 9 to 0.

No one from the public came forward.

Motion was made by Member Sperla to close the Public Hearing. Supported by Member Rissi. Motion carried 9 to 0.

Motion was made by Member Sperla to approve the Special Use Permit to construct an accessory building with the three conditions stated by Director Peterson above. If, however, Applicant applies for a variance to keep the existing accessory building, then the building permit for the new accessory building will not be issued until a decision is made on the variance. Supported by Member Robinson. Motion carried 9 to 0.

ARTICLE 8. Case #16:3316 Leisure Living LLC

Property Address: 5042, 5044 Cascade Road and 1225 Spaulding

Requested Action: Recommendation to the Township Board for approval of the P.U.D. ordinance and site plan.

Director Peterson stated that at the April 17, 2017 Planning Commission meeting, preliminary plan approval was awarded to accommodate the independent, assisted and memory care living project, with certain conditions, which the Applicant has completed, except the City of Grand Rapids issues which will be ongoing. The P.U.D. Ordinance has been reviewed by Applicant and Director Peterson believes the language addresses the Commission's approval.

Director Peterson recommended that the Planning Commission forward a positive recommendation to the Township Board for approval of the P.U.D ordinance and site plan. If a positive recommendation is given, the Township Board will then hold an additional public hearing to consider the Planning Commission's recommendation.

Motion was made by Member Mead to send a positive recommendation to the Township Board for approval of the P.U.D. ordinance and site plan. Supported by Member Rissi. Motion carried 9 to 0.

ARTICLE 9. Any other business

Chairman Waalkes announced that he will be vacating his position on the Planning Commission, effective after the June 19, 2017 meeting.

ARTICLE 10. Adjournment.

Motion was made by Member Mead to adjourn. Supported by Member Rissi. Motion carried 9 to 0. The meeting was adjourned at 7:35 p.m.

Respectfully submitted,
Scott Rissi, Secretary