

MINUTES

Cascade Charter Township Planning Commission
Monday, September 8, 2014
7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Hammond, Lewis, Mead, Pennington, Rissi, Robinson, Sperla, Waalkes, Williams
Members Absent: None.
Others Present: Planning Director Steve Peterson, Township Engineer Mike Berrevoets 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 9-0.

ARTICLE 4. Approve the Minutes of the July 21, 2014 meeting.

Motion by Member Lewis to approve the minutes of the July 21, 2014 meeting. Support by Member Robinson. Motion carried 9-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)

No one came forward.

**ARTICLE 6. Case #14:3202 International Beverage
Property Address: 6859 Cascade Road
Requested Action: The Applicant is requesting site plan approval for 1,140 sq. ft. addition and an upstairs apartment.**

Planner Peterson presented the case. The Applicant is located at the corner of Cascade Road and Orange Street. The proposed 1,100 sq. ft. addition is located to the rear of the current 3,400 sq. ft. building. The addition is more than 5% of the current size of the building and therefore requires site plan approval. An addition this size requires an upgrade in landscaping and signage. They have plans to upgrade the landscaping. They are in compliance with our current ordinance for signage. A point to note is that the site is already paved so it is not adding an impervious surface. The drainage issue is lack of maintenance and they indicate that they will service the drain and then maintain it. They are putting in a second story apartment. Our Zoning Ordinance does allow

residential uses in the village. The addition will be built to match the existing building. I recommend approval of the site plan with the condition that they sign our Storm Water Maintenance Agreement.

Chairman Pennington asked the Applicant to come forward with comments.

Rishi Makker, International Beverage, came forward stating we remodeled the building significantly and the community responded well. Our sales have increased and we have outgrown the current space. This space is to alleviate the crowding and we want to reflect the neat, clean, organized store that Cascade reflects. The Applicant presented an invoice of the cleaning of the catch basin behind the store. The problem is the water that washes down the hill.

Brian Speed, Speed Architects, addressed the tenant situation. The apartment would be locked from the interior of the store. There will also be an egress from the exterior of the building.

Motion by Member Sperla to approve the Site Plan for a 1,100 sq. ft. addition with the condition that they sign the Storm Water Maintenance Agreement. Support by Member Mead. Motion carried 9-0.

ARTICLE 7: Case #14:3191 JT's

Property Address: 6716 Old 28th Street

Requested Action: The Applicant is requesting site plan approval for a 2,800 sq. ft. addition.

Planner Peterson presented the case. The Applicant is requesting a 2,800 sq. ft. expansion off the rear of the current 4,400 sq. ft. store. The addition is more than 5% of the current size of the building and therefore requires site plan approval. The site plan approval will trigger landscape and signage upgrades. They will be installing a hedgerow in the front of the building to upgrade the landscaping. Signage will be upgraded with the removal of all the old signs and a new ground mounted sign will be installed. The addition will include additional parking to the rear of the building. The site is made up of three separate parcels of about 3 acres. They will need to reconfigure the properties as the new addition and parking will need to be in one lot. The storm water design will need to be updated to current requirements. Township Engineer, Mike Berrevoets, will address the storm water upgrades. A maintenance agreement will also be required. The Applicant is installing a pedestrian connection to the site from the walk on Old 28th Street. The DDA is requesting an easement through the site for a future pathway in the rear of the property. I recommend that you approve the site plan with the following conditions:

- a signed Storm Water Maintenance Agreement

- replacement of current signage with a sign that is in compliance
- provide “as built” for the new storm water infrastructure
- apply for and receive approval for their new lot line configurations
- DDA Easement for future pathway

Township Engineer, Mike Berrevoets, presented the Storm Water plan. The site will have an underground catch basin with perforated pipe and stone. It is a manufactured storm system that detains the water with an outlet control system that releases the water to the Old 28th Street system in a managed flow. The Road Commission has approved the plan.

Chairman Pennington asked the Applicant to come forward with comments

Member Lewis asked about an entrance into the rear of the restaurant from the parking lot and if there was a parking issue with the neighbor.

Joe Cucinella, owner of JT’s, came forward stating the shared parking has never been an issue until the last year. There is an overflow. We have an overabundance of parking for our capacity but I do not believe that they do. They have had the opportunity to purchase the land to the rear of their building but they choose not to.

Jeff Miller, Roosien & Associates, stated that he does not feel that his client’s site plan approval should be based on an easement that we have little knowledge of.

Motion made by Member Mead to approve the site plan with the following conditions:

- a signed Storm Water Maintenance Agreement
- replacement of current signage with a sign that is in compliance
- provide “as built” for the new storm water infrastructure
- apply for and receive approval for their new lot line configurations

Support by Member Hammond. Motion carried 5-4. Dissention by Members Sperla, Lewis, Williams, Robinson. Dissention was based on removing the DDA Easement for a future pathway. Members that consented removed the condition as the site plan met all requirements to be approved without the easement being considered.

ARTICLE 8. Case # 14:3199 Zoning Amendment – Brew Pubs

Requested Action: The Township is considering possible amendments to the Zoning Ordinance to deal with brew pubs, microbrews, etc.

Planner Peterson introduced the case. This is an item in our Annual Work Plan. A committee of members of the Township Board, Planning Commissioners, and DDA have been working on this. The DDA is working on similar amendments to the General Ordinance. Planner Peterson has put together some definitions to be included in the Zoning Ordinance: “microbrew, micro distillery, brew pub, tavern, and restaurant with microbrew or brew pub as accessory use. The current Zoning Ordinance does not contain any of these definitions to date. Staff would like to update our Zoning Ordinance especially in light of some of the changes in legislation with liquor licensing. Some of the state legislation has been modified with redevelopment liquor licenses being available to townships. The current set of regulations in our General Ordinance would not allow for many of the restaurants and bars we have today because of our locational requirements. As we’re updating the General Ordinance we’d like to update the Zoning Ordinance to provide for, and make it relatively easy, for businesses like this to go in where we want them to go in. We tried to mimic state legislation where we could with the definition of “micro brews, brew pubs” based on how many barrels people produce. Peterson included in the packet a list from the Liquor Control that tells how many barrels some of these facilities produced.

The Planning Commission asked staff to set a public hearing for October 6, 2014 to consider these changes.

ARTICLE 9. Any other business.

2040 Metropolitan Transportation Plan – Transportation Needs Analysis

Metro Council is working on their long-range transportation plans and have identified several corridors and intersections of interest. There are several that involve Cascade that I wanted you to be aware of. The Metro Council doesn’t have a plan for these intersections but they’re ones they’ll be watching.

Planner Peterson stated the Groundbreaking for the YMCA is September 24 at 10 AM.

ARTICLE 10. Adjournment

**Motion by Lewis to adjourn the meeting. Support by Member Williams.
Motion carried. 9-0. Meeting adjourned at 8:39 PM.**

Respectfully submitted,
Aaron Mead, Secretary
Ann Seykora/Debra Groendyk
Planning Administrative Assistant