

## MINUTES

Cascade Charter Township  
Planning Commission  
Monday, January 15, 2018  
7:00 P.M.

**ARTICLE 1.** Chairman Sperla called the meeting to order at 7:00 P.M.  
Members Present: Katsma, Johnson, Lewis, Noordyke, Pennington, Rissi, Robinson, 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 Noordyke to approve the Agenda. Supported by Member Robinson. Motion carried 9 to 0.**

**ARTICLE 4. Acknowledge visitors and those wishing to speak to non-agenda items.**

None.

**ARTICLE 5. Case #17-3425 West Bluffs Alpha Lima Ventures  
Public Hearing**

**Property Address: 3009 Thornhills SE**

**Requested Action:** The Applicant is requesting to amend the Centennial P.U.D. to allow for 9 additional residential units at the corner of Thornhills and Tahoe.

Director Peterson stated that Applicant is requesting Preliminary Plan approval to amend the Centennial Park P.U.D. to allow 9 more residential units, three buildings of three units each for a total of 9 new units. The size of each condominium is about 1,500-1,600 square feet.

This new amendment would bring the total amount of new residential units for the redevelopment of the golf course to 261 units. Sitting on 43 acres, this comes to about 6.06 units per acre. The property is zoned P.U.D. #39 Centennial Park and is Master Planned Community Residential. The community residential designation reflects the existing mixed use nature of the park. The site plan has been revised to comply with the 43 feet setback requirements off from Thornhills.

The project has been reviewed by the City of Grand Rapids relative to the current plan in regards to the pump station that services this development and has not expressed any issue with the requested changes. Curb cut location and new street name have been approved by the Kent County Road Commission ("KCRC").

An earlier traffic study report indicated that the existing roadways have the capacity to handle the redevelopment. The only improvement noted was to clear some vegetation looking North on Thornhills to help sight distance.

Both the Township Engineer and Fire Department have reviewed and approved the plan.

Director Peterson recommends approval of the plan. If approved, Staff will put together the P.U.D. ordinance amendments with the Applicant for Planning Commission review so they can make a recommendation to the Township Board.

Chairman Sperla invited the Applicant to come forward with any comments.

Mr. Rick Palasky of Nederveld came forward to expand on Director Peterson's comment with regards to the traffic study. He pointed out that the traffic study concluded that the existing roadways had the capacity to handle the previously planned daycare facility which would have had a higher volume of traffic than the project now planned. He then offered to answer any questions from the Planning Commission members. Only one question with regards to the name "Bluffs" was asked. Mr. Palasky noted that the name of the development came from a hill that was originally in the spot where the development would be placed.

**Motion was made by Member Rissi to open public hearing. Supported by Member Williams. Motion carried 9 to 0.**

No members of the public came forward to speak on this issue.

**Motion was made by Member Rissi to close public hearing. Supported by Member Robinson. Motion carried 9 to 0.**

**Motion was made by Member Noordyke to approve Applicant's request to amend the Centennial P.U.D. to allow for 9 additional residential units at the corner of Thornhills and Tahoe. Supported by Member Rissi. Motion carried 9 to 0.**

**ARTICLE 6. Case #17-3429 Thornapple Covenant Church**

**Property Address: 6595 Cascade Road S.E.**

**Requested Action:** The Applicant is requesting a Site Plan Review for an addition to the church.

Director Peterson stated that the Applicant is requesting site plan approval to construct a 10,500 sq. ft. building addition. The site plan was reviewed under the criteria of the R1 zoning district.

The building addition would be 35 feet tall as measured to average grade, with the rest of the site complying with zoning setback regulations. The addition will take up some of the parking on the site. This reduction in parking space would not be needed by the church as they have adequate parking without it. Using some of the parking lot will limit the storm water impact since the parking area is already captured for storm water

purposes. New lights will be installed. The initial plan showed the new lights over the existing light level and a new lighting plan will be required.

Both the Township Engineer and Fire Department has reviewed and approved the plan.

Director Peterson is recommending Site Plan Approval for the building addition subject to the condition that the lighting plan is revised.

Chairman Sperla invited the Applicant to come forward with any comments.

Mr. Steve Fridsma, architect, and Ms. Elaine Westhouse came forward. Mr. Fridsma gave a brief overview of the project. The addition will be a multi-use gathering space, gymnasium, meals and youth ministry meetings. There will be barrier free restrooms and an elevator for easy access between levels.

Ms. Westhouse spoke to the milling and repaving of the entire parking lot, storm water capture system, and landscaping plans. She also stated that a new lighting plan had been completed and will be given to Director Peterson.

A brief discussion followed primarily with regards to the lighting and storm water capture system.

**Motion was made by Member Pennington to approve the Site Plan for an addition to Thornapple Covenant Church located at 6595 Cascade Road SE, with the condition that a revised lighting plan be submitted. Supported by Member Johnson. Motion carried 9 to 0.**

**ARTICLE 7. Case #17-3428 Quail Ridge Golf Course**

**Property Address: 8375 36<sup>th</sup> Street**

**Requested Action:** The Applicant is requesting a Site Plan Review for a new building and tent to host weddings and other events.

Director Peterson stated that the Applicant is requesting site plan approval to construct a 2,500 sq. ft. building with 6,250 sq. ft. tent to host weddings and other events. The site plan was reviewed under the criteria of the P.U.D. zoning district.

The building would be about 17 feet tall and the tent details are not shown, but the plans indicate that the tent will not be taller than the building. The rest of the site complies with zoning for setback regulations. Although, Staff did find that the dumpsters on the site are not enclosed. That will need to take place before occupancy of the building will be permitted.

Discussions have taken place with the Kent County Health Department (“KCHD”) and they have indicated that the site has a few outstanding issues that will need to be addressed prior to any permits being issued.

The Fire Department has reviewed and approved the site plan.

The Township Engineer has reviewed and approved the site plan. The detention basin is sufficient to accommodate the new building, because the original clubhouse was planned to be much larger. However, this will be required to enter into the storm water agreement.

Director Peterson recommends approval of the Site Plan for the building and tent addition subject to the following conditions:

1. Submit elevation plans for the tent;
2. Provide approval from KCHD for septic and well on the site prior to issuance of building permit;
3. Enclose the existing dumpsters prior to occupancy permit;
4. Execute the storm water agreement prior to the building permit being issued.

Chairman Sperla invited Applicant to come forward to make any comments.

Mr. Robb Lamer of Exxel came forward on behalf of Applicant. He explained that the plan was to create an outdoor venue for weddings. The building will be small for a wedding party to use for dressing. The tent will be outside the small building with a concrete floor and a patio. The tent is planning to be permanent and not one which will be taken down and put back up as needed. Mr. Lamer touched on all of the conditions asked for by Director Peterson and stated all would be met.

**Motion was made by Member Robinson to approve the Site Plan for the building and tent addition subject to the conditions listed above by Director Peterson. Supported by Member Johnson. Motion carried 9 to 0.**

**ARTICLE 8. Case #17-3395 Restaurant Holdings LLC**

**Property Address: 5039 28<sup>th</sup> Street.**

**Requested Action:** The Applicant is requesting to rezone the property to a Planned Unit Development to allow two separate buildings.

Director Peterson stated that Applicant is requesting Preliminary Plan Approval in order to develop the site into two separate restaurants. This case was tabled at the December 18, 2017 meeting because several items which needed to be addressed. Namely, the signage plan, the lighting plan, a sidewalk on Northern Dr., a new curb cut on Northern Dr., and SAD agreement. All of these items have since been addressed, except the location of the new drive on Northern Drive, the ability to re-distribute some of the pylon signage and parcel size.

Director Peterson recommends the Preliminary Plan be approved with the condition that the Township Attorney review the Applicant's requested conditions of agreement to the SAD. If approved, Staff will put together the P.U.D. ordinance with the Applicant for Planning Commission review so they can then make a recommendation to the Township Board.

Chairman Sperla invited the Applicant to come forward with any comments.

Mr. Brian Sinnott came forward and gave a brief overview of each of what needed to be addressed at the last meeting. Applicant has revised their sign and lighting plans to comply the Township ordinances. They have added the sidewalk on Northern Drive and agreed to participate in the SAD agreement. They cannot, however, agree to remove the curb cut on Northern Drive. Mr. Sinnott stressed how very important that curb cut is to moving forward with this whole project.

Discussion followed primarily on a point which was raised at this time by Director Peterson. The sidewalk which Applicant agreed to put in is listed as 5 feet wide on the plan. In order for the Township to maintain that sidewalk, it would need to be 7 feet wide which is the standard width of sidewalks in the Township.

**Motion was made by Member Rissi to approve Applicant's request to rezone the property to a Planned Unit Development to allow two separate buildings with two conditions:**

- 1. The Township Attorney review requested conditions of agreement to the SAD; and**
- 2. Staff and Applicant come to a resolution on the width of the sidewalk.**

**Supported by Member Johnson. Motion carried 9 to 0.**

**ARTICLE 9. Any other business**

- Special Assessment District Information Q/A
- Regulatory Taking Review Q/A

**ARTICLE 10. Adjournment**

**Motion was made by Member Rissi to adjourn. Supported by Member Lewis. Motion carried 9 to 0. The meeting was adjourned at 8:35 p.m.**

Respectfully submitted,  
Phil Johnson, Secretary