

Approved w/changes

MINUTES

Cascade Charter Township Planning Commission
Monday, July 18, 2005
7:00 p.m.

- ARTICLE 1.** Chairman Goldberg called the meeting to order at 7:00 p.m.
Members Present: Goldberg, Koessel, Lewis, Logue, MacAllister, McDonald, Postma, Richards, Robinson.
Members Absent: None
Others Present: Planner Deem, Township Engineer Vilmont, Admin. Assistant Hern and approximately twelve (12) members of the public.
- ARTICLE 2.** Chairman Goldberg led the Pledge of Allegiance to the Flag.
- ARTICLE 3.** Chairman Goldberg requested motion for approval of the July 18th agenda. **Member Robinson motioned for approval of the agenda, supported by Member MacAllister. The motion carried.**
- ARTICLE 4.** **Member McDonald requested on page 5 (five) of the July 5, 2005 minutes in the fifth (5th line down) change "she believes" to "we believe".**
- Member Koessel noted corrections on the last page of the minutes of July 5th the first sentence should state: "the Township Board held a meeting at Pineridge regarding the Burton Sewer Project and three (3) people showed up."**
- On the same page and paragraph correct typo in the third sentence correct "tres" to "trees". Member Koessel also requested the last sentence to read: "The project will tear up Burton and water will connect all down Burton Street."**
- Member Lewis moved to accept the Minutes of July 5, 2005 with noted corrections, supported by Member Robinson. The motion carried.**
- ARTICLE 5.** **Receive and File:** Chairman Goldberg stated the Township Board Minutes of June 22, 2005 and the Zoning Board of Appeals Minutes for June 14, 2005 have been received and filed.

ARTICLE 6.

Case #04-2610 Turnberry

(PUBLIC HEARING)

The applicant is requesting a rezoning to the PUD to develop a 106-unit town-home/cottage-home project. The project is located at the southwest corner of Kraft Ave. and Burton St.

Planner Deem related this is this is a request for rezoning the parcel that is currently zoned R-1 Residential to a PUD for the development of 18-acres on the southwest corner of Burton and Kraft. Adjoining parcels are currently zoned to the West and North as R-1 Residential, East as R-2 Residential and the South is the Cascade Golf Course zoned PUD-24. He also noted this project was brought before the Planning Commission for a 123-unit development with a mixture of town-homes, cottage-homes and apartments and the Township Board denied the original project. The applicant has re-designed the project to include two (2) different types of condominium products, townhomes and cottage-homes, eliminating the rentals (apartments).

Planner Deem noted the revised plans have a total of eighteen (18) units as cottage-homes and eighty-eight (88) units as town-homes on the 18.23-acres and has a density of 5.8-units per acre. He noted the cottage-homes are duplexes that are a single-story tall and the town-homes are attached condos ranging from three (3) to eight (8) units and are 2 and a half story tall buildings.

The property is currently zoned R-1 Residential and the property is identified in the Master Plan as suitable for medium density residential and allows for up to 4-6 units per acres. At 6-units per acre the property would accommodate 108-units and the proposed number of units is 106.

Planner Deem also noted the project would be served by Water and Sewer and the Township Board has passed a resolution stating that any development along Burton Street would require the extension of the public sewer along the full-length of Burton Street, into the project location. The Applicant has agreed to this and the Township is currently working on the details for the sewer extension. Planner deem also noted Staff has reviewed the plans along with the Kent County Road Commission and all have approved.

Planner Deem noted the Fire Department has reviewed the plans and made comments that the current site plan does address but the Fire Department will need to approve the final plans prior to the Township Board Hearing. He further noted the Fire Department is

requesting the names of the streets of the brownstones on the west be forward to them prior to submission with the Kent County Road Commission. The Fire Department also noted for the brownstones to the east the names of the streets be submitted to them, prior to the Kent County Road Commission and the placement of three (3) fire hydrants that are shown must be relocated and one (1) hydrant also needs to be added. The Township's Civil Engineer is to work with the final location of the hydrants with the Fire Department.

Planner Deem also noted that the Fire Department has concerns regarding emergency vehicles arriving to the correct home and accessing the residence in an emergency. The Fire Department is concerned regarding one (1) access door on the front of the building and noted the rear has access through the garage door but would like a rear-service door installed and addresses in the rear of the buildings. He also said the sidewalks were recommended, by the Fire Department, to be nine (9) feet wide to allow emergency vehicles, such as an ambulance, to drive onto the walkway so the paramedics don't have to park and run with equipment down to the home. The Applicant hasn't decided if the sidewalks will be widened.

Planner Deem noted the Township Engineer, Brian Vilmont, has reviewed the preliminary plans and the Applicant needs to submit final utilities and storm water management plans to the engineer prior to the Township Board public hearing.

He also noted a permit from the airport needs to be obtained for the construction phase of the project for any cranes used. The buildings meet the Airport's height requirements and do not need permits; the permit is for the construction cranes.

Planner Deem also state the pedestrian pathway will have to be moved from its current location. The plan shows the pathway through the site but the final easement language and Pathway Cutting Plan will need to be submitted prior to the Township Board Public Hearing.

Planner Deem said the benefit of this project is the extension of sewer along Burton Street allowing homes along Burton to hook into the sewer if they choose or if their septic fails. He also noted the Burton Sewer Extension also allow the possibility of sewer being extended into the Caravel Village for service to those residents if they choose to set up a special assessment district. This extension is unlikely to occur without a development of this size constructing it.

Planner Deem also noted these units will not have a negative impact on the utility infrastructure for water or sewer and the extension would be a positive improvement of the surrounding community.

This parcel of the project has been identified as Medium Density Residential and allows up to six (6) units per acre. The Applicant meets the Master Plan's description and is also designed as a walkable neighborhood with pedestrian connections tied directly to the pathway. Planner Deem noted most of the land in this project is being used as open space while having an increased density.

Planner Deem stated the project does not have a negative economic affect on the surrounding properties and the town-homes and cottage-homes will not have a negative impact with surrounding residents.

He also noted the proposed PUD is under single ownership and meets the Township's standard.

Planner Deem noted Staff recommends that the Planning Commission approve the Applicant's request to rezone the 18.23 acres from R-1 Residential to PUD to develop a 106-unit residential development. Staff also recommends that the Planning Commission direct Staff to work with the Applicant to create the text for the PUD Ordinance. Once the PUD text is complete it will be brought back to the Planning Commission so that a recommendation can be made to the Township Board. Prior to appearing before the Township Board, the Applicant should have the following finalized:

- 1) Final Approval from the Township Engineer regarding the utilities and storm water management.
- 2) Final Approval from the Township Fire Department.
- 3) Pathway Cutting Plan along with the easement language for the relocated pathway.

Member McDonald asked for clarification of the Fire Department's request for the 9-foot sidewalks, where would they be installed? Planner Deem noted the interior sidewalks of the project are those being requested to be 9-feet wide. If the sidewalks are 9-feet, this would allow for emergency vehicles to pull-in and just drive up to the resident's front door. He also said the Fire Department would prefer a door in the rear of the homes but would accept either or. Planner Deem noted the proposed plans meet the fire codes, the 9-foot sidewalks or rear entry door

are something they are recommending for easier emergency access.

Member Koessel questioned if the plans have changed since the Planning Commission has last reviewed and Planner Deem noted the Commission has seen the front elevations and the Fire Department has seen the rear elevations, thus making their recommendations for rear entry for emergency access.

Member Lewis asked if the walking path would be extended along Kraft. Planner Deem said that Staff is not sure if it can be, the front yards are small and wrap around and noted the developer should install the walk if the property along Kraft were to become available for purchase.

Member MacAllister questioned the 10-foot buffer on the South and if encroaching with the parking and sidewalk. Planner Deem said the sidewalk is not encroaching.

Member MacAllister also asked if the greenery and buffer were smaller and Planner Deem noted the greenscape hasn't changed from the original plans.

Dennis Johnson, representing the Applicant, explained the specific units needing emergency response and fully acknowledged the Fire Department's concern and will take recommendations, but has not designed an answer yet.

Johnson also noted they are maintaining the 25-foot setback and don't intend encroachment and noted some of the buildings will shift back to maintain the setback.

He also said the project integrates a family atmosphere with the condos and cottages and brings something unique to Cascade. The teams working on this project are all residents of the Township and they care and have compassion for the project. He also said he brought floor plans of each of the units for the Commission's review and said they want to incubate families, this is a community for families with younger children. Johnson noted the project is convenient to the airport and shopping and over sixty (60) percent density of the parcel, the plan shows 5.8-units per acre.

Johnson said they are also waiting to hear from the county regarding a bike path and the storm sewer. He also reviewed areas where emergency vehicles can pull in.

Johnson also noted that new lighting for the project now has a cap on the lights to reflect lighting downward.

Member Koessel noted the brownstones are attractive from the front and asked the applicant if there was a rear plan to review. Applicant noted they didn't bring the rear plan with them and the materials to be used on the exterior of the buildings would be brick on the first level and cedar up.

Member Koessel questioned if the Fire Department stated they didn't want to access through the garage door in an emergency? Planner Deem said they will crash through a garage door if necessary but it's easier to replace a rear entry door than a garage door.

Johnson also stated that the developer is fine with adding numbers to the rear of the houses and they're looking into plans for rear service doors.

Member Richards asked what the approximate cost of a brownstone is and Johnson said the middle-units are approximately 1800-sq. feet with a two (2) stall garage will be priced at \$200,000 and the cottages would be priced at \$250,000. Member Richards also noted the Applicant has chosen a timeless architecture with an English theme: this will appreciate in value.

Member Robinson asked how large the end-units are and Johnson stated approximately 2,200 sq. feet and noted how they were bumped-out. Chairman Robinson also noted that he couldn't see the reason why emergency vehicles couldn't access the residence through the garage door since most electric doors have an over-ride.

Member MacAllister noted the bus pullout and questioned if they're planning for buses to enter the project. Johnson noted that with families in residence, they intend to bring school buses in to pick up and drop off children from school and showed the area planned for bus service.

Member MacAllister also questioned if car lights would shine into the current neighbor's home and Johnson said they can design what works with that particular neighbor.

Member Robison supported by Member MacAllister moved to open the public hearing. The motion carried and the public hearing was opened.

Chairman Goldberg asked if any public members would like to approach the Commission. No public members spoke.

Chairman Goldberg asked Planner Deem if any letters or phone calls were received at the Township's Offices. Planner Deem stated no correspondences were received.

Member MacAllister supported by Member Lewis moved to close the public hearing. The motion carried and the public hearing was closed.

Member McDonald noted that he believes the Applicant has submitted an excellent plan with the change of no rentals. He also supported having addresses on the front and back of the units and referred to a similar project on Grand River, the Commission approved, even though it didn't meet criteria. Member McDonald said it is a good plan and is very favorable towards the project.

Chairman Goldberg said he agrees with Member McDonald and they're wonderful projects.

Member Robinson said he too supports Member McDonald's and Chairman Goldberg's statements and the plan is well laid-out. He supports approval of the project but would like the sidewalk extension along Kraft added as one of the conditions if the Commission approves the plan.

Member Lewis said there have been some changes and likes the project. He also doesn't believe it is necessary to discuss the width of the sidewalks from 9-foot vs. 5-foot.

Member Koessel motioned approval for Staff to develop a PUD in order to develop a 106-unit town-home/cottage-home project on the Southwest corner of Burton Street and Kraft as in Section 7 including the three (3) conditions established by Staff.

The motion was supported by Member McDonald and added the condition:

4) The developer is to extend the pedestrian path on the South if the property becomes available.

Member MacAllister also added conditions:

5) The final plans show the 25-foot buffer and the bus pullout.

Member MacAllister

She also requested the condition the Developer is to work with the neighbor regarding an appropriate buffer to deflect headlights from vehicles. Chairman Goldberg noted that the Developer working with the adjacent neighbor should not be a condition for approval because that would leave the resident to make decisions and recommended the Developer consider the residence and oncoming headlights from the 106-unit traffic.

All were in favor, none opposed. The motion carried.

ARTICLE 7.

Case #05-2743: Progressive Affiliated Lumbermen

The applicant is requesting site plan approval for a new building approximately 15,000 square feet. The proposed building is located at the southwest corner of Corporate Grove and Corporate Exchange in the Meadowbrooke Business Park.

Planner Deem noted that Meadowbrooke has reviewed the site plan to construct a new 15,000 sq. foot building on the lot of 20W of Meadowbrooke Business Park and the building would be used as Lumbermen's Headquarters that would be re-located from the current location on 44th Street.

Planner Deem said the building conforms to the setback, building height and parking regulations of the Meadowbrooke PUD zoning district and the Applicant has submitted a landscape plan in accordance with the PUD. He noted they are attempting to save several areas of landscaping on the site and should be required to submit a \$4,000 landscape bond for this project.

The site is served by a joint access drive to the east that has a recorded easement and the Applicant is also requesting a separate drive on the west side. He noted the Kent County Road Commission has reviewed and approved the location of the drive and the drive does meet Township standards for location.

Planner Deem further noted the Fire Department has reviewed the plans and provided a letter dated July 11th the current site plan has been revised to comply with the Fire Department's recommendations.

He also noted the site plan shows three parking lot lights and no wall lights, the applicant has submitted a lighting plan showing the overall lighting level and is compliance with Township standards.

Planner Deem stated the Meadowbrooke Review Board met to discuss this project and the review board approved the plan contingent on the Planning Commission's approval.

The Applicant will need to apply for a soil erosion permit prior to construction.

Planner Deem said Staff recommends that the Planning Commission approve the Site Plan for the new building under the following conditions:

- 1) Submit landscape bond of \$4,000.
- 2) Any landscaping not save as indicated will have to be replaced one for one.
- 3) Comply with the Township Engineer letter dated July 7, 2005.
- 4) Comply with the Township Fire Department letter dated July 11, 2005.
- 5) Apply for and receive a soil erosion permit prior to construction of the project.

Member MacAllister asked if there are any elevations to be reviewed and Planner Deem showed one (1) elevation and the others have been previously reviewed.

Thom VanHattuny from Design 1 and Bill Danzig from Lumbermen's were present and stated they believe they have met all the requirements and have been working with Meadowbrooke and Township Staff.

Member MacAllister asked for an explanation of the project's elevations and Architect VanHattuny explained the elevations. He also noted the building would have a brick exterior wall. He also said the building's roof is yet to be decided; they are reviewing a pre-formed metal roof or a 40-year asphalt shingle.

Member Postma asked how many jobs would be coming into the Township from this project and Danzig said forty-five will move from the current location to this one and the building is sized for fifty-four (54) and the plans allow for future expansion.

Member Robinson motioned for approval of the site plan on the Southwest corner of Corporate Grove and Corporate Exchange, subject to the five (5) conditions listed, with support from Member MacAllister.

Member Lewis said anyone who goes through Meadowbrooke prior to approaching the Planning Commission has done a great job in planning.

Chairman Goldberg welcomed Lumbermen's to the Township.

All in favor of approval, none opposed. Motion carried.

ARTICLE 8.

Any Other Business

Member Logue asked if a timetable for the Burton Sewer extension project was available and Township Engineer Vilmont said *The soonest* construction could begin is in the Spring of '06. The Township is currently working with Lacks and seeking their cooperation due to permanent legalities with Lacks.

Member Logue questioned the height of the sewers and Engineer Vilmont noted that deeper is best and allows more homes to have the potential to hook up to this sewer.

Member McDonald asked if the elevation at Burton and Irene would be flattened and Township Engineer Vilmont doesn't believe so. plans are currently working out the horizontal lines for the project and haven't seen any changes regarding the intersection.

Member Lewis questioned what Lacks' responsibilities are for the sewer project.

Engineer Vilmont said there is a nickel plume Lacks is responsible for and discussions are being held regarding what Lacks' responsibility is for the dewatering necessary for the sewer project. Member Lewis questioned what a plume is and Engineer Vilmont said there is a contaminated area that is migrating towards Cascade and moving southeasterly due to groundwater movement. Arbor Tree and Cascade Point are de-watering and measures are being considered to contain plume but need Lacks' buy-in.

Member Koessel questioned if this contamination could affect residents and Engineer Vilmont stated it could.

Member Robinson asked if cofferdams would stop the movement and how the contamination occurred. Engineer Vilmont said that Lacks capped the plume but some of the contamination made it past the cap, not sure how this occurred and if Lacks' fault. Township Engineer Vilmont noted the dams wouldn't work

because some movement is still needed to draw the contamination into the well. No further discussion.

Member Robinson asked when the Township Board would be reviewing the Term Limitations and Member Koessel noted it is on the agenda for the 27th and encouraged the Commission to attend and state positions regarding recommendation.

ARTICLE 11. Adjournment

Member Robinson supported by Member MacAllister moved to adjourn. The motion carried and the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Tom McDonald, Secretary
Lisa Hern, Recording Secretary

