

MINUTES

Cascade Charter Township Planning Commission
Monday, April 21, 2008
7:00 p.m.

- ARTICLE 1.** Secretary Lewis called the meeting to order at 7:00 p.m.
Members Present: Koessel, Lewis, Logue, McDonald, Richards, Robinson, Waalkes
Members Absent: None
Others Present: Planning Director Peterson, Recording Secretary Hern, and Members of the Public.
- ARTICLE 2.** Chairman McDonald led the Pledge of Allegiance to the Flag.
- ARTICLE 3.** Chairman McDonald requested a motion for the approval of the April 21, 2008 agenda.
- Member Robinson motioned to approve the April 21st Agenda as presented, supported by Member Richards. All in favor with none opposed, the motion carried.**
- ARTICLE 4.** **Approve the Minutes of the April 7, 2008.**
Chairman McDonald opened the meeting for revisions, corrections or a motion for approval of the April 7th minutes.
- Member Lewis motioned for approval of the April 7, 2008 minutes as presented, supported by Member Waalkes. All in favor with none opposed: April 7, 2008 Planning Commission Meeting Minutes were approved as presented.**
- ARTICLE 5.** **Case # 08-2927: Basel Aqel**
Address of Property: 5090 Quiggle Ave.
(PUBLIC HEARING)
Requested Action: The Applicant is requesting a Special Use Permit to construct a new accessory building larger than 832-square feet.
- Planning Director Peterson referred to the Site Plan noting the property's location on the east side of Quiggle Ave., north of 52nd Street and the building would be located in the rear yard.
- The building has a proposed height of approximately 17-feet to the midpoint. This requires a minimum setback of 40-feet on the side and 40-feet in the rear; the proposed setbacks are in compliance.

The plan does not indicate outdoor lighting. Any outdoor lighting added will have to meet the Township's standards, requiring it to be shielded or downcast or at a level that is exempted.

The property does have one accessory building that appears to be an older farm building, approximately 400-s.f. that is used for the "hobby farm" in the rear of the property. The property is quite deep from east to west and is a little under 10-acres. The property is allowed to have up to three (3) accessory buildings and the proposed building would only be the second building on the property.

The building would be used for the Applicant's personal storage. The building would be vinyl sided with asphalt shingles and would be consistent with other accessory buildings in the area.

Staff recommends approval of the accessory building.

Chairman McDonald opened the meeting for questions of Staff by the Commission.

The Planning Commission did not have any questions of Staff and Chairman McDonald invited the Applicant to add his comments to Staff's report.

Applicant Basel Aqel said he would be utilizing the building for storage of his lawn equipment and also as a workshop. He noted that the property is approximately 1,300-feet long and 430-feet wide.

Member Lewis noted that for the accessory building, conditions should be applied:

- 1) Any outdoor lighting added would be shielded or downcast to comply with the Township's Lighting Ordinance.
- 2) The building shall not be used in relation to or in conjunction with operating a business.

Applicant Aqel said that he does not intend to use the building in relation to any form of business, it is for his personal use. He also agreed that if any outdoor lighting were installed, it would comply with the Township's requirements.

Chairman McDonald requested a motion to open the Public Hearing.

Member Lewis motioned to open the Public Hearing, supported by Member Koessel. All in favor with none opposed, the Public Hearing for Case # 08-2927 was opened.

Chairman McDonald asked Staff if the Township received any letters or phone calls relating to the case. Planning Director Peterson said no phone calls or letters were received.

Member Robinson motioned to close the Public Hearing, supported by Member Logue. All in favor with none opposed, the Public Hearing for Case # 08-2927 was closed.

Member Lewis motioned in favor for the request of a Special Use Permit to construct a new accessory building larger than 832-square feet at 5090 Quiggle Avenue with the conditions:

- 1) Any outdoor lighting must be shielded or downcast.**
- 2) The building will not be used for any business purposes.**

Member Robinson supported the motion. All in favor with none opposed. Motion carried.

ARTICLE 6.

Any Other Business

Chairman McDonald opened the meeting for any other business.

Planning Director Peterson updated the Planning Commission regarding the out lot in front of Meijer and indicates that a bank is interested in the outlot. The bank is discussing having a stand-alone ATM like the Meijer Gas Station has to the north of the building.

Staff noted two (2) possible locations for the ATM. One potential location is on the 28th Street side of the property or on the Kraft Avenue side. Either location would require some sort of a pull-off lane so not to disrupt traffic flow on site.

Staff noted the concern with these two (2) proposed locations is the ATM would be out of the bank's setback. Planning Director Peterson does not believe that ATMs are considered a building structure that would require meeting the Township's setback requirements.

Planning Director Peterson asked for the Commission's feedback regarding the proposed ATM for the site. The Applicant is looking for feedback regarding the ATM and Planning Director Peterson has already expressed Staff's concerns about traffic maneuvering on the site.

Member Koessel believes the ATM should be located either on the bank or in one of the drive thru lanes.

Member Waalkes also expressed traffic concerns if the ATM were located in one of the drive thru lanes. He suggested that Staff

Speak with the bank to see if cars can make the radius turn at that drive coming from one of the drive thru lanes.

Member Logue asked what the average usage is for banks with four drive-thru lanes, how often are all four lanes used? Member Koessel said that it is rare that you would see three to four drive-thru lanes with two to three cars stacked in each. Generally, the ATM is located on the bank in the first drive-thru lane with the second and third lanes as service windows.

Chairman McDonald summarized that the Planning Commission is concerned about the traffic flow on site and adding a separate ATM seems to present many problems. Planning Director Peterson thanked the Commission for their comments and will let the bank representative know of the discussions held.

Planning Director Peterson reminded the Planning Commission of their joint meeting with Ada Township on May 5th at Fishbeck. The Planning Commission regular meetings for May are scheduled for May 12th and May 19th in the Wisner Center.

May 24th the Township has a Master Plan Meeting and May 28th and 29th are Visioning Meetings.

ARTICLE 7.

Adjournment

Chairman McDonald requested a motion for adjournment.

Member Robinson supported by Member Waalkes moved to adjourn. The motion carried and the meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Jack Lewis, Secretary

Lisa Hern, Recording Secretary