

**MINUTES**  
Cascade Charter Township Planning Commission  
Monday, August 18, 2008  
7:00 p.m.

**ARTICLE 1.** Chairman McDonald called the meeting to order at 7:00 p.m.  
Members Present: Hammond, Koessel, Lewis, Logue, McDonald,  
Pennington, Sperla, Waalkes  
Members Absent: Robinson (excused)  
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  
August 18, 2008 agenda.

**Member Lewis motioned to approve the August 18<sup>th</sup> Agenda as presented, supported by Member Sperla. All in favor with none opposed, the motion carried.**

**ARTICLE 4. Approve the Minutes of the July 21, 2008.**  
Chairman McDonald opened the meeting for revisions, corrections  
or a motion for approval of the July 21<sup>st</sup> minutes.

Member Koessel referred to Page 2 of the minutes, the 2<sup>nd</sup>  
paragraph the wording needs to be cleaned up. Chairman  
McDonald suggested the paragraph reflect that Planning Director  
Peterson would update the plan based upon the Engineer's Report  
and Planning Director Peterson agreed to the clarification.

Member Koessel noted on Page 5 of the minutes the last paragraph  
needs to reflect that the Public Hearing was closed on a motion  
from Member Koessel supported by Member Robinson. The  
eighth paragraph reflects the opening of the Public Hearing.

On Page 7, paragraph six "Member Koessel asked the Applicant if  
he would be bringing in new trucks..." the first sentence is unclear  
and should be corrected to "Member Koessel asked the Applicant  
if he would be brokering any trucks currently stored on his site and  
Applicant Bukvic indicated...."

Member Waalkes asked that his name be added to those attending  
the July 21<sup>st</sup> meeting

**Member Koessel motioned for approval of the July 21, 2008  
minutes as corrected, supported by Member Lewis. All in**

**favor with none opposed: July 21, 2008 Planning Commission Meeting Minutes were approved as corrected.**

**ARTICLE 5.**

**Case # 08-2949: John Cooper**

**Address of Property: 3099 Foxfire Lane  
(PUBLIC HEARING)**

**Requested Action:** The Applicant is requesting a Special Use Permit to construct an addition to an accessory building larger than 832-square feet.

This is an addition and the existing building is approximately 864-square feet with the addition approximately 1,340-square feet. Once the project is completed the total square footage of the building would be approximately 2,200-square feet.

Planning Director Peterson noted the property is on the southwest end of Foxfire Lane and is located in the Agricultural Rural District.

The site is a little over 10-acres and is allowed to have three (3) accessory buildings.

The house is approximately 2,600-square feet and this size of an accessory building is not out of line with others that have been approved on large lots.

The Applicant is planning to use the building for personal storage. The building will match the architecture of the home. The site is heavily wooded and it would be very difficult to see the building from anywhere off the property.

The area consists of newer homes with newer accessory buildings and older barns. There are also older homes in the area and this project would fit with the community.

Staff recommends approval of the accessory building with the condition:

- 1) The building not be used for any business or home occupation.
- 2) Any outdoor lighting added would have to meet the Township's standards, requiring it be shielded and downcast or at a level that is exempted.

Member Sperla asked if the trees are mostly evergreen or deciduous and Planning Director Peterson said there is a mix of trees but primarily deciduous.

Member Sperla asked if there would be elevation changes that might have affect on the site lines. Planning Director Peterson said you would be going up as you travel south but there are large distances from other properties so even in the dead of winter when the leaves are gone, there is a lot of cover on the site.

Member Sperla noted that there seemed to be one neighborhood in the area that might be affected. Planning Director Peterson noted the property located in the Bloomington Hills neighborhood has a buffer along his property along with the buffer on the Applicant's property and noted the Applicant's home is on the north end of the property and there is a great distance between the two.

Chairman McDonald invited the Applicant to add any comments to Staff's report.

Applicant John Cooper said he would be using the building for the storage of antique motorcycles he collects.

Member Hammond noted that the application includes Petersen Builders and asked if he was planning on storing any construction equipment inside the building. Applicant Cooper said he would not.

**Member Koessel motioned to open the Public Hearing, supported by Member Waalkes. All in favor with none opposed. The Public Hearing was opened.**

Chairman McDonald asked if any phone calls or letters were received at the Township regarding the case and Planning Director Peterson said no.

**Member Hammond motioned to close the Public Hearing, supported by Member Pennington. All in favor with none opposed. The Public Hearing was closed.**

Member Waalkes noted the accessory building is on the larger scale in size but seems reasonable given the large amount of buffer from the adjacent properties.

**Member Waalkes motioned to approve the Applicant's request for a Special Use Permit to construct an addition to an accessory building larger than 832-square feet with the following conditions:**

- 1) The building shall not be used for any business or home occupation.**
- 2) Any outdoor lighting added will meet the Township's standards of being downcast or shielded.**

**The motion was supported by Member Logue. All in favor with none opposed. Motion carried.**

**ARTICLE 6.**

**Case # 08-2950: Paragon Development / Meijer**

**Address of Property: 5595 28<sup>th</sup> Street**

**Requested Action: Site Plan Review for new strip mall.**

Planning Director Peterson indicated that this is part of the large P.U.D. amendment for Meijer when they included their store in the P.U.D. so they could develop this corner.

This project includes the sidewalks across the Meijer frontage connecting to the MVP site. The project will also require the installation of the sidewalk along Kraft Avenue. The sidewalk is required to be completed prior to occupancy of the retail center.

The site plan it has been approved by the Township Engineer and The Kent County Drain Commission (KCDC) has reviewed the plan.

The Applicant has received their driveway permit from the KCRC for the new access to Kraft Avenue.

Staff recommends approval of the site plan with the following conditions:

- 1) The Applicant applies for and receives a soil erosion permit prior to site work.
- 2) Supply the Township with a landscape bond in the amount of \$10,000.
- 3) Complete the sidewalk along Kraft Avenue before any occupancy of the retail center.
- 4) Compliance with the Township Engineer's comments.

Member Lewis asked about the easement for the sidewalk has been taken care of and Planning Director Peterson said it has been.

Member Sperla asked for explanation regarding the regional detention basin and its use for this site. Planning Director Peterson said this site was built with a regional retention that connected to the existing storm drain and the Applicant does not have to add anything on site. Member Sperla asked where the basin is located and Planning Director Peterson said it is located by the highway by the Cascade Commons building and eventually drains into the Waterfall Shoppes area that drains into Kentwood.

Member Hammond asked if this is the only curb-cut being done on Kraft Avenue and Planning Director Peterson said that is correct. Member Hammond clarified that the entrance to the bank would be

internally and Planning Director Peterson said that is correct. Originally, the Road Commission was not going to allow any new access onto Kraft Avenue but upon further review, they allowed this one.

Member Logue asked what the final width is of the road in front of the strip center and Planning Director Peterson said the road is 24-feet wide and Member Logue said his concern is with stacking of vehicles trying to go out onto Kraft Ave. Planning Director Peterson noted that the 24-feet should be adequate. Member Waalkes wondered if rush hour traffic and cars backing up at the light would cause stacking on the site. Member Koessel noted that this is not the only ingress and egress to Kraft Avenue and people may also exit north of this site and closer to Meijer to get onto Kraft Avenue. Planning Director Peterson noted that one advantage to this plan is the multiple ways for people to get in or out. Member Logue said his concern is for those trying to pull out of their parking spaces.

Member Koessel asked when they would be beginning. Ms. Scales, representative of the Applicant, said they would hopefully begin the project within the next two (2) weeks.

Member Hammond asked Ms. Scales if a drive thru is being contemplated at either end of the strip center and Ms. Scales said that no one has contracted to do so yet.

Ms. Scales said when the layout for the building was done it was drawn with Starbuck's standards. She is not sure, due to Starbucks experiencing a decline in business if they still intend to open a store in the center or not. Planning Director Peterson said that the language for this development did incorporate the drive thru as a permitted use.

Chairman McDonald asked that assuming this is a drive thru, would the vehicles be able to exit going left or right and Ms. Scales said they would have a choice and there will be onsite directional signs to assist with traffic flow.

Chairman McDonald asked Ms. Scales how the heating and air conditioning equipment will be shielded and Ms. Scales believes with parapets.

Member Hammond asked what type of lighting the project would have and Ms. Scales said the lighting will match Meijer's. They are required to meet Meijer's standards regarding the site.

Member Hammond asked if the drive thru was already included within this plan or if the leaser would need to request a Special Use Permit and Planning Director Peterson said it is included within this site plan.

**Member Pennington motioned to approve the Applicant's request for the site plan presented with Staff's four (4) conditions, supported by Member Koessel. All in favor with none opposed. Motion carried.**

**ARTICLE 7.**

**Any Other Business**

Chairman McDonald opened the meeting for any other business.

Planning Director Peterson noted that the KCRC has just informed us that they will install a traffic signal at the intersection of Thornapple River and Thornhills. This is due to the increase in traffic from M-6.

Member Lewis noted that the next Planning Commission meeting is scheduled September 8<sup>th</sup> due to the Labor Day weekend and Planning Director Peterson said that is correct.

Member Lewis asked if the Township has heard from the Applicant on Thorncrest regarding his fence, the case was tabled. Planning Director Peterson said the applicant has withdrawn.

Member Sperla congratulated Members Lewis and Koessel in their recent elections as Township Trustees.

Member Koessel noted that Rob Beahan, Planning Director Peterson and Chairman McDonald have been working on a grant application to the State of Michigan and thanked them for their effort.

**ARTICLE 8.**

**Adjournment**

Chairman McDonald requested a motion for adjournment.

**Member Lewis supported by Member Hammond moved to adjourn. The motion carried and the meeting was adjourned at 7:53 p.m.**

Respectfully submitted,

Jack Lewis, Secretary

Lisa Hern, Recording Secretary