

AGENDA
Cascade Charter Township Planning Commission
Monday, February 19, 2018
7:00 pm
Cascade Library Wisner Center
2870 Jacksmith Ave. SE

- ARTICLE 1. Call the meeting to order
Record the attendance**
- ARTICLE 2. Pledge of Allegiance to the flag**
- ARTICLE 3. Approve the current Agenda**
- ARTICLE 4. Approve the Minutes of the January 8, 2018 meeting**
- ARTICLE 5. Approve the Minutes of the February 5, 2018 meeting**
- ARTICLE 6. Acknowledge visitors and those wishing to speak to non-agenda items.
(Comments are limited to five minutes per speaker.)**
- ARTICLE 7. Case # 17-3421 Lacks Enterprises
Property Address: 5460 Cascade Rd.
Requested Action: Recommendation to the Township Board for approval
of the Golfview PUD amendment to allow short and mid-term lodging building for
Lacks Enterprises.**
- ARTICLE 8. Adjournment**

Meeting format

1. **Staff Presentation** *Staff report and recommendation*
2. **Project presentation-** *Applicant presentation and explanation of project*
 - a. **PUBLIC HEARINGS**
 - i. **Open Public Hearing.** *Comments are limited to five minutes per speaker; exception may be granted by the chair for representative speakers and applicants*
 - ii. **Close public hearing**
3. **Commission discussion –** *May ask for clarification from applicant, staff or public*
4. **Commission decision - Options**
 - a. **Table the decision**
 - b. **Deny**
 - c. **Approve**
 - d. **Approve with conditions.**
 - e. **Recommendation to the Township Board**

MINUTES
Cascade Charter Township
Planning Commission
Monday, January 8, 2018
7:00 P.M.

ARTICLE 1. Vice Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Katsma, Johnson, Lewis, Noordyke, Pennington, Rissi, and Williams
Members Absent: Robinson (E)
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 Rissi to approve the Agenda. Supported by Member Lewis. Motion carried 8 to 0.

ARTICLE 4. Approve the Minutes of the December 18, 2017 Meeting.

Motion was made by Member Rissi to approve the Minutes. Supported by Member Johnson. Motion carried 8 to 0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.

None.

ARTICLE 6. Case #17-3427 Cascade Township
Public Hearing
Property Address: 5039 28th Street

Requested Action: To consider the amendments for the sign ordinance.

Director Peterson stated that the Township staff conducted a series of meetings with business/property owners to discuss possible amendments to the sign ordinance. These meetings came as a result of comments heard in the business and community surveys, as well as the recent Supreme Court Decision regarding the need to address regulation of signs on a content neutral basis. The proposed changes given the Planning Commission would allow business owners to have more options than what are currently in the sign ordinance. He went on to give a list of the changes that are proposed:

- Electronic reader boards that are allowed to change more than once per day;
- Some allowance for temporary signs per business on the wall and per property;
- Allowing signs closer to the road right-of-way;
- Improving definitions;
- Eliminating sections of the sign ordinance such as the sign landscaping requirements or the reduction of wall signage for the use of a canopy; and
- Allowing for larger taller signs in the Village business district.

Director Peterson is looking for a positive recommendation to the Township Board regarding the proposed changes.

Motion was made by Member Rissi to open public hearing. Supported by Member Williams. Motion carried 8 to 0.

Several members of the public, consisting mostly of business owners, came forward to encourage these changes to the ordinance because of how important good signage was for businesses. Some spoke to how restrictive the current ordinance is concerning offset from roadways, which in some instances prevents them from having any signage by the road, which in turn, prohibits people from finding them. Others spoke to how many businesses are lost to the Township because of restrictions in signage. There were also a couple comments on the electronic reader boards changing from once every 24 hours down to every 6 seconds. Most considered 6 seconds an excessively short period.

Motion was made by Member Lewis to close public hearing. Supported by Member Rissi. Motion carried 8 to 0.

A lengthy discussion was held by the members primarily concerning the electronic reader boards.

Motion was made by Member Lewis to send a positive recommendation to the Township Board regarding all proposed amendments to the sign ordinance, except that the electronic reader boards be allowed to change every 5 minutes instead of every 6 seconds. Supported by Member Sperla. A roll call commenced. Motion was voted down 2 to 6.

A second Motion was made by Member Williams to send a positive recommendation to the Township Board the proposed amendments to the sign ordinance as presented. Supported by Member Pennington. A roll call commenced. Motion carried 6 to 2.

ARTICLE 7. Case #17-3424 Bentineau Residential LLC

Public Hearing

Property Address: 276 Orang Avenue

Requested Action: The Applicant is requesting to rezone the property from R2 to B1. The Applicant is offering a conditional rezoning for three new homes.

Director Peterson stated that the Applicant is requesting a conditional rezone from R2 to B1. The Applicant must offer the contract or conditions. The Township cannot place additional conditions on the rezoning. This is a straight rezoning request with conditions the Applicant has offered.

The rezoning would allow three single family detached homes, with about 3,000 sq. ft. of finished living space and an attached 2 car garage. Applicant has supplied a site plan and they have revised the plans to show the new homes meeting the B1 zoning setback requirements.

This property is on the corner of Orange Avenue and Peace Street. Orange Avenue is a public street until it intersects with Peace Street, at which point it changes to a private road. The staff's evaluation of the private road for these additional lots indicates that the road itself meets Township standards, however, staff needs to see the private road maintenance agreement.

Director Peterson recommends that the Planning Commission approve the rezone request (from R2 to B1). The Applicant will prepare the contract for your review and recommendation to the Township Board.

Vice Chairman Sperla asked the Applicant to come forward with any comments.

Mr. Mark Miller of Nederveld came forward on behalf of Applicant to give a brief overview of the project.

Mr. Marcel Burgler of Prime Development also came forward to present a sketch and a more detailed description of the proposed homes.

Motion was made by Member Rissi to open public hearing. Supported by Member Johnson. Motion carried 8 to 0.

Mr. and Mrs. Bandstra came forward to explain that they lived in the area where these homes would be built and that they are against the rezoning, that the homes would take away the natural beauty of the space and that 3 homes on that space versus maybe one would be too crowded for that area. They also had concerns about water drainage into other surrounding properties.

Mr. Penny also came forward. Mr. Penny is the owner of said property. He stated he wanted something special to be put there that would blend well with the area and he feels this project would bring more prosperity to the area.

Motion was made by Member Rissi to close public hearing. Supported by Member Johnson. Motion carried 8 to 0.

Motion was made by Member Rissi to approve the rezone request from R2 to B1. Supported by Member Johnson. Motion carried 8 to 0.

ARTICLE 8. Rules of Conduct

ARTICLE 9. Planning Principles

ARTICLE 10. Election of Officers

1. Election of officers of the Planning Commission was held.

Motion was made by Member Lewis to elect the following members to a one year term:

Chairman - Member Sperla
Vice-Chairman - Member Rissi
Secretary - Member Johnson

Supported by Member Katsma. Motion carried 8 to 0.

2. Appointment to the Zoning Board of Appeals:

Motion was made by Member Rissi to appoint Member Pennington to the Zoning Board of Appeals for a one year term. Supported by Member Johnson. Motion carried 8 to 0.

3. Appointment to the Village Design Review Committee:

Motion was made by Member Rissi to appoint Member Sperla to the Village Design Review Committee for a one year term. Supported by Member Johnson. Motion carried 8 to 0.

ARTICLE 11. Any other business

ARTICLE 12. Adjournment

Motion was made by Member Rissi to adjourn. Supported by Member Lewis. Motion carried 8 to 0. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,
Scott Rissi, Secretary

MINUTES
Cascade Charter Township
Planning Commission
Monday, February 5, 2018
7:00 P.M.

- ARTICLE 1.** Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Noordyke, Pennington, and Rissi
Members Absent: Katsma, Lewis, Robinson, Williams (resigned)
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 Rissi to approve the Agenda. Supported by Member Johnson. Motion carried 5 to 0.**
- ARTICLE 4.** **Approve the Minutes of the January 15, 2018 meeting.**
- Motion was made by Member Rissi to approve the minutes of January 15, 2018 (with noted corrections). Supported by Member Johnson. Motion carried 5 to 0.**
- ARTICLE 5.** **Acknowledge visitors and those wishing to speak to non-agenda items.**
- None.
- ARTICLE 6.** **Case #17-3421 Lacks Enterprises**
Public Hearing
Property Address: 5460 Cascade Road
Requested Action: Applicant is requesting to amend the Golfview P.U.D. to allow short and mid-term lodging building for out of town Lacks employees at the Corporate HQ
Chairman Sperla invited the Applicant to come forward with any comments.
- Director Peterson stated that the Applicant is requesting Preliminary Plan Review in order to add a short and mid-term lodging facility for their out-of-town employees and guests at 5460 Cascade Road.
- The project would consist of an approximate 4,300 sq. ft. building and would have 6 apartments. The building would be physically separate from any other building, but would be on the same property as the corporate headquarters building.
- Applicant has indicated that this would only be used for their employees and guests. Currently, they have staff from out-of-town stay at surrounding hotels for extended stays.

The property is part of the larger Golfview P.U.D. that has restrictions on the size of the buildings. The most recent amended to the project allowed for the expansion of the corporate headquarters building, but did not have a provision for this additional building.

The Golfview P.U.D. has a complicated history of give and take and has now been completely developed. Some of the concerns relative towards amount of development had to do with the amount of traffic that would be generated by the new development. The thought was to have a mix of uses that would allow for traffic to be distributed at different times, as well as limited "9-5 office traffic" by limiting the amount of offices that could developed. The P.U.D. also tried to adhere to the Cascade Road corridor study from the mid-90's. The intent in part of this corridor plan was to have the buildings look more residential from the road. However, in this case they would actually be putting up a residential building.

The location of the building would sit behind (and lower) than the existing headquarter building. This would make it difficult to see from Cascade Road. The Applicant has provided a couple of elevation drawings, but Director Peterson suggested that they provide a couple of renderings to show what the building would actually look like from Cascade Road.

The original approved plan for Golfview did include an additional 10,000 sq. ft. building just to the West of the proposed site. This building was eliminated as part of a trade off with the original developer when he could not remove the billboard as originally required.

Since the development of the Golfview P.U.D., Cascade Road has been improved to include a center turn lane at the entrance. For this reason, and the relatively small scope of this project, Director Peterson does not feel a traffic study is needed.

The Township Engineer and Fire Department have reviewed and approved the plans.

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

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

Mr. Patrick Knight came forward on behalf of Lacks with no additional comments, but to simply answer any questions the members may have regarding this project.

Motion was made by Member Rissi to open public hearing. Supported by Member Johnson. Motion carried 5 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 Johnson. Motion carried 5 to 0.

Motion was made by Member Rissi to approve Applicant's request to amend the Golfview P.U.D. to allow for a short and mid-term lodging building for out-of-town Lacks employees at the Corporate HQ. Supported by Member Johnson. Motion carried 5 to 0.

ARTICLE 7. Case #17-3433 Thornapple River Nursery

Property Address: 8080 28th Street S.E.

Requested Action: The Applicant is requesting Site Plan Review for a new office building.

Director Peterson stated that the Applicant is requesting site plan approval to construct a 1,700 square foot office building. The building addition is about 14 feet tall as measured to average grade. The rest of the site complies with zoning for setback regulations. Upon inspection of the property, he noted a second monument sign which will need to be removed.

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

Applicant will need to demonstrate the distance away from the water line on Buttrick. If within 300 feet of the line, they will have to connect to public water. If beyond 300 feet, they may use a well. Given the reduction in connection costs that the City and Township are making, Applicant may want to evaluate connection to public water even if beyond 300 feet.

Director Peterson is recommending Site Plan Approval for the new building subject to the following conditions:

- a. Removal of the second pylon sign prior to the occupancy of the new building;
- b. Execute the storm water maintenance Agreement; and
- c. Demonstrate the distance away from the public water line to determine if connection is required.

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

Mr. Brett Boonenberg came forward to answer any questions the members may have. Mr. Boonenberg assured the members that the extra pylon sign will be taken down in the next week or so.

Motion was made by Member Johnson to approve the Site Plan for a new office building, subject to the conditions listed above by Director Peterson. Supported by Member Noordyke. Motion carried 5 to 0.

ARTICLE 8. Case #17-3424 Bentineau Residential LLC

Property Address: 2768 Orange Avenue

Requested Action: The Applicant is requesting to rezone the property to R2 from B1. The Applicant is offering a conditional rezoning for three new homes.

Director Peterson stated that at the public hearing on January 8, 2018, the Planning Commission awarded approval of the rezoning from R2 to B1. After that meeting, the Applicant wrote a conditional zoning agreement that indicated that the rezoning is conditioned on the fact that it will only be three single family homes as shown on the site plan dated November 6, 2017.

Director Peterson has reviewed the agreement drafted by the Applicant and believes it is consistent with the approval that was awarded and recommends forwarding a positive recommendation to the Township Board for the rezoning. The Township Board will then hold an additional public hearing to consider your recommendation.

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

Mr. Marcel Burgler came forward to answer any questions the members may have of him.

No discussion occurred.

Motion was made by Member Rissi to forward a positive recommendation to the Township Board to rezone the property to R2 from B1. Supported by Member Johnson. Motion carried 5 to 0.

ARTICLE 9.

Case #17-3425 West Bluffs Alpha Lima Ventures

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 at the public hearing on January 15, 2018, the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the P.U.D. amendment for the project.

The P.U.D. Ordinance has been reviewed by the Applicant and addresses all of their comments, as well as the approval from January 15.

Director Peterson recommends forwarding a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. The Township Board will then hold an additional public hearing to consider the recommendation.

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

Mr. Chad Mettler came forward on behalf of Applicant to answer any questions the members may have of him.

No discussions occurred.

Motion was made by Member Johnson to forward a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. Supported by Member Rissi. Motion carried 5 to 0.

ARTICLE 10. Case #17-3395 Restaurant Holdings LLC

Property Address: 5039 28th 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 at the public hearing on January 15, 2018, the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the P.U.D. amendment for the project. The P.U.D. Ordinance has been reviewed by the Applicant and addresses all of their comments, as well as the approval from January 15.

Director Peterson recommends forwarding a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. The Township will then hold an additional public hearing to consider the recommendation.

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

Messrs. Brian Sinnott and Doug Poland were present on behalf of Applicant to answer any questions the members may have of them.

A brief discussion occurred clarifying various points.

Motion was made by Member Pennington to forward a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. Supported by Member Rissi. Motion carried 5 to 0.

ARTICLE 11. Any other business

- Community Development Department 2017 Annual Report

ARTICLE 12. Adjournment

Motion was made by Member Rissi to adjourn. Supported by Member Johnson. Motion carried 5 to 0. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Phil Johnson, Secretary

Memorandum

To: Cascade Charter Township Planning Commission
From: Steve Peterson, Community Development Director
Subject: Case #17-3421 Lacks Corporate Lodging PUD Amendment
Meeting Date: February 19, 2018

At the Public hearing on February 5, 2018 the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the PUD amendment for the project.

The PUD Ordinance has been reviewed by the applicant and addresses all of their comments as well as the approval from the Planning Commission. I recommend that you forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan.

The Township Board will hold an additional public hearing to consider your recommendation.

Attachments: Proposed PUD Ordinance
Site Plan

CASCADE CHARTER TOWNSHIP
Ordinance # of 2018
AN ORDINANCE TO AMEND ORDINANCE #9 OF 1999, THE
GOLF VIEW OFFICE PARK
PLANNED UNIT DEVELOPMENT PROJECT

CASCADE CHARTER TOWNSHIP ORDAINS:

Section 1. Amendment to the Golf View Office Park

Section VI Permitted Uses.A This section will be amended to read as follows:

EXISTING (amended by Ord 4 of 2015)

B One (1) 4,370 square foot corporate lodging facility. As shown on the approved site plan 1-10-18.

Section VIII.A Specific Development Regulations This section will be amended to read as follows to incorporate the Lacks corporate lodging facility building.

- **Lack's Corporate lodging facility building)**
 - a. Maximum Building Square Footage – 4,370 square feet.
 - b. Maximum Building Height - 30 feet
 - c. Parking - The total amount of parking for the facility shall be at least 22 spaces.
 - d. Setback Requirements –
 - 1) Front 50 feet
 - 2) Rear 25 feet
 - 3) Side 20 feet
 - e. The buildings must be constructed using a sloped or pitched roof as shown on the approved elevation plan dated _____.
 - f. Landscaping to be developed as shown on the approved landscape plan dated 1-10-18.
 - g. Site to be developed in accordance with the approved site plan dated 11-10-18.
Owner to sign and record the storm water maintenance agreement prior to commencing construction.

Section 2. Effective Date

This PUD Ordinance amendment shall become effective upon publication in the Grand Rapids Press, a newspaper of general circulation within Cascade Charter Township.

Section 3. Effect

The Cascade Charter Township Zoning Ordinance, as amended, and the remainder of Ordinance #2 of 1988, as amended, except as otherwise expressly amended herein, shall remain in full force and effect.

The foregoing Ordinance amendment was offered by Board Member _____ supported by Board Member _____. The roll call vote being as follows:

YEAS:

NAYS:

ABSENT:

ABSTAIN:

ORDINANCE DECLARED ADOPTED.

Sue Slater
Cascade Charter Township Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of an Ordinance adopted at a Regular Meeting of the Cascade Charter Township Board on the __ day of _____ 2018.

Sue Slater
Cascade Charter Township Clerk