

MINUTES

Cascade Charter Township Planning Commission
Tuesday, September 5, 2006
7:00 p.m.

ARTICLE 1. Chairman Goldberg called the meeting to order at 7:02 p.m.
Members Present: Goldberg, Koessel, Lewis, Logue, MacAllister, McDonald, Postma.
Members Absent: Richards, Robinson.
Others Present: Planning Director Peterson, Planner Deem, Admin. Assistant Hern, and 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 September 5th agenda.

Member Lewis motioned for approval of the agenda, supported by Member Koessel. All in favor with none opposed, the motion carried.

ARTICLE 4. Chairman Goldberg requested motion for approval of the August 21, 2006 Planning Commission Meeting Minutes.

Member Lewis motioned for approval of the minutes as presented, supported by Member MacAllister. August 21, 2006 Minutes approved as presented. All in favor with none opposed, the motion carried.

ARTICLE 5. **Case #06-2829: Andy Dykema / Quail Ridge Land Co. (PUBLIC HEARING)**

Amending the existing Planned Unit Development (PUD) to remove approximately 3.2 acres from the project to allow for an additional home site off from Wood Duck Lane.

Planning Director Peterson noted the PUD property is located at 8375 36th Street SE, on the East side of Buttrick Avenue, north of 36th Street. The area being removed is located at the Northeast corner of the Golf Course and the golf course is approximately 292-acres.

The site plan for the golf course was originally approved October 21, 1997 as part of a Type II Special Use Permit. Following this approval, the Developer made some minor adjustments to the course layout to accommodate five (5) residential lots at the corner of Buttrick and 36th Street. As a result of adding the residential

units to the Golf Course, the project was rezoned into a P.U.D. This was done because the Developer of the golf course had committed to the Township that if residential units were added, they would come back and rezone the property, P.U.D. That rezoning occurred in 1999 and limited the P.U.D. to a total of five (5) units.

The Applicant would now like to remove approximately 3.2 acres from the P.U.D. in order to add a home site to an adjacent private street, Wood Duck Lane. Wood Duck Lane is a private street off of 28th Street that has been upgraded to meet the Township's standards as a result of lot splits in 2000. Adding this one (1) new home site will not require any upgrades to that private street.

Because the area requested to be split is part of the Golf Course P.U.D., the Developer has two (2) options to add this new home site:

- 1) Amend the P.U.D. and add a sixth (6th) unit to the Golf Course P.U.D. or
- 2) Remove the area from the P.U.D. and amend the legal description

Planning Director Peterson noted that Staff believes the cleaner method is to remove the area from the P.U.D. and amend the legal description removing the 3.2 acres.

Staff recommends the Planning Commission approve the request and send it to the Township Board with the revised legal description to remove the 3.2 acres from the current Quail Ridge P.U.D. Ordinance.

Chairman Goldberg clarified that if the new lot were created as Staff suggests, the lot would revert to the underlying zoning, Agricultural Rural Conservation Zoning, and the lot would be a conforming Residential lot, correct? Planning Director Peterson confirmed that is correct.

Chairman Goldberg noted if the Commission agreed with the staff recommendation we should also make a recommendation to the Township Board to amend the P.U.D. description and to re-zone the parcel back to Agricultural Zoning and Planning Director Peterson agreed that would help clarify what is happening.

Chairman Goldberg opened the meeting for other questions of Staff from the Commission. There were no further questions

Chairman Goldberg invited the Applicant to address the Commission.

Applicant, Mike Berg from Dykema Excavators, said they have nothing to add to Planning Director Peterson's presentation and they prefer to amend the P.U.D. removing the 3.2 acres. Chairman Goldberg asked if they would be okay with re-zoning the acreage back to Agricultural Zoning and Applicant Berg said that would be fine since the access to the parcels would be through Wood Duck that would be cleaner.

Chairman Goldberg opened the meeting for the Commissions' questions of the Developer. The Planning Commission had no further questions of the Developer.

Member Lewis motioned to open the Public Hearing, supported by Member MacAllister. All in favor to open the Public Hearing with none opposed. Public Hearing opened.

Chairman Goldberg invited public members to speak regarding the case and there being no members wishing to do so, asked Staff if any letters or phone calls were received at the Township Office. Planning Director Peterson said no letters or phone calls were received regarding the project other than the letter received from Wood Duck Homeowners Association that is included within the Commissioners' packets.

Member MacAllister motioned to close the Public Hearing supported by Member Koessel. All in favor to close the Public Hearing with none opposed. Public Hearing closed.

Chairman Goldberg opened the meeting for the Commissions' discussion. Member Lewis noted this is a clean way to take care of the Developer's request without causing hardship to the surrounding property as much as it does meet the Agricultural requirements as far as lot size and there is already a road there the Developer can use. Chairman Goldberg said he agrees with Member Lewis' comments as the density of this project is low with the golf course there and one more residential lot would not adversely affect the property around the lot.

Member McDonald motioned to approve the request to amend the existing P.U.D. legal description removing the specified 3.2 acres from the P.U.D. and re-zone the parcel back to Agricultural Rural Conservation to allow for an additional

home site off from Wood Duck Lane to the Township Board. Member MacAllister supported the motion.

Chairman Goldberg called to question. All in favor with none opposed. Motion carried.

ARTICLE 6.

**Case #06-2812: MVP Sportsplex
(PUBLIC HEARING)**

The Applicant is requesting a preliminary plan review for the redevelopment of two (2) existing P.U.D.'s into a new Planned Unit Development.

Chairman Goldberg noted the property's address is 5435 and 5433 28th Street noting the property is addressed on 28th Street but does not actually have frontage on 28th Street.

Planning Director Peterson noted the property is located north of Meijer, west of Kraft Avenue and South of Turnberry. The two (2) existing P.U.D.'s the Applicant would like to combine into a new P.U.D. include that of the Cascade Golf Center/driving range, approximately eleven (11) acres and a portion of the Spruce Meadows Office Park, approximately six (6) acres. He noted there is some Spruce Meadows property to the west that is not being developed.

The proposed use is an indoor athletic facility that houses basketball/volleyball, meeting rooms, sports training, locker rooms, etc. and the building will be 50,000-square feet. The site will also have three (3) full-sized outdoor soccer fields with one ¾-sized field. These fields will be used for soccer, lacrosse, football and ultimate Frisbee. The complex will accommodate youth leagues, weekend tournaments, adult leagues, travel and club teams, open play for youth and adults, home school gym classes, senior programs, pre-school and summer camps.

In order to accommodate these uses, the facility would be open from 6:00 a.m. until 10:00 p.m. seven (7) days a week. The facility would also have outdoor lighting of the fields for use after dark.

The uses proposed for this facility are similar to those allowed in the current P.U.D.

The indoor facility is located in the area that was originally planned for additional office buildings in the Spruce Meadows project. This building is approximately 50,000-square feet. The

area originally would have been able to accommodate up to 60,000-square feet of office space although it would have been in three (3) separate 20,000-square foot buildings.

The site is bounded on two (2) sides by residential uses. To the north is the proposed Turnberry project and to the east are the existing homes along Kraft Avenue, landscaping to the North is being worked out between the two (2) property owners. This landscaping is being done as a "common" landscape buffer on both properties. Staff is expecting a letter or landscaping plans from Turnberry but has not received the plan that Turnberry and the Developer are working on. Planning Director Peterson noted that it is the developer's intent to keep the existing landscape buffer on the east side of the site. Staff is concerned that if something were to happen to this landscape buffers, we have no plan for how the properties would be screened. Staff believes it would be wise to have a contingency plan within the P.U.D. for the replacement of this buffer.

The site plan was designed to meet the Township's Parking Ordinance and have planned 290 parking spaces for the complex. This meets the Township requirement for one (1) space per four (4) persons at rated capacity. The Applicant has also provided the internal landscaping requirements, however, in the front parking area along 28th Street Court the Applicant has left out two (2) landscape islands that are required to break up the long stretch of parking, the Applicant will have to address this issue.

One of the items discussed at the introduction meeting for this project was that the Applicant would like to omit the connection to the Turnberry project for vehicular traffic. Also planned at that location was the pedestrian connection as well. The Commission may recall that it is their objective to be able to connect the Burton Street Path with the 28th Street sidewalk throughout this area. There is not enough room for that connection down Kraft Street due to the location of homes and topography. Staff is aware that the Applicant does not want to provide the connection down the west property line as originally thought, that they would move that connection to the east side of the property as shown on the site plan. Staff understands that the Applicant does not object to the path being on the east side but that they object to having to pay for its construction. Staff feels that this is no different than the multiple property owners along 28th Street who either paid for or are constructing sidewalk along on their property to provide a sidewalk on 28th Street. Planning Director Peterson noted the path area for pedestrians and bikes and showed where retaining walls

will be constructed. Staff has spoken with Meijer and Turnberry regarding the plan and they have not raised any objections.

Planning Director Peterson noted the large lights being installed and Staff has asked the Township's lighting engineer, Steve Kam from Fishbeck to review the plan and provide comments. The Engineer also assisted the Township when the Township drafted their current regulations. The Commission may recall that the Township anticipated some sort of outdoor playing field when the lighting regulations were written. The Commission can see from the Engineer's report that he has requested information that at this time has not been supplied. Staff understands that the Applicant and Township Engineer are working on this at the present time. Some basic aspects of the plan indicate that the light poles are sixty (60) feet tall (up to 80-feet has been approved by the airport) and these fixtures are located on the east and west sides of all three (3) full-sized fields. This means that the lights will shine in an east/west direction. Given the brightness of the lights, the proposed hours of operation and the proximity of the residential use, the fact that the majority of the landscape screening is on the residential properties and the direction the lights are shining Staff feels that it may be appropriate to limit the lighting to only the western one (1) or two (2) fields.

The Applicant has provided elevation drawings of the proposed building and elevation of the building that do meet Township's requirements. The Applicant has included more windows along the north side to help break up the large mass of building as discussed at the prior meeting.

If the complex project is approved, the Spruce Meadows P.U.D. will also have to be amended. This is due to the fact that the Applicant is developing only a portion of Spruce Meadows and a small portion of the project will still remain. Staff has discussed this with both the Applicant and Spruce Meadows and Spruce Meadows has applied for a change in their P.U.D.

Fencing around the site is proposed with a 6-16' black vinyl coated chain link fence. The tall fencing are those areas behind the goals.

The plan does include bleachers for outdoor seating located between the fields. No bleachers are planned along the east end or the north end of the site.

The Township Engineer, Kent County Drain Commission (KCDC) and Fire Department have reviewed and approved the plan and

Planning Director Peterson noted the Township Engineer's comments included within the Commissions' packets.

The property is designated as Commercial in the current Master Plan. The commercial designation reflects the location of the property by 28th Street and I-96. The proposed use is consistent with the Master Plan designation.

No projects from the current Capital Improvement Plan would be triggered as a result of this project being developed. However, the pedestrian/bike path would provide an ultimate connection to the sidewalk and pathway system that have been and are being constructed.

The site, as proposed, does not directly connect to either 28th Street or Kraft Avenue. The site is accessed off from two (2) curb cuts on 28th Street Court. The most directly impacted road for this project would be Kraft Avenue. Currently, Kraft Avenue is a five (5) lane road with no road improvements planned and has a current traffic count of approximately 10,000 vehicles per day. According to the KCRC, this section of Kraft Ave. is able to accommodate about 30,000 vehicles per day. The ITE manual does not have a good comparison for expected number of trips generated, however, it is probably safe to assume that it would not generate anything that would exceed the capacity of the road.

The Developer is proposing to use the existing signage that the Cascade Golf Center currently uses plus an additional monument sign at the entrance and a building sign. The plan is that all signs together are 400-square feet with the majority of the signage on their 195-square feet wall sign and 40-square feet on the monument sign. The breakdown of the signage for the project is as follows:

Existing Signage includes:

- 28th street off site sign. This is the large triangular sign at 28th Street and I-96 with two (2) at 75-square feet each (150-square feet).
- Kraft directional sign 7-square feet.
- 28th Street directional signage 8-square feet.

New Signage includes:

- Monument sign at drive 40-square feet.
- Wall/building signage at 195-square feet

The signage planned is similar to that of Waterfall Shoppes, with the majority of the signage coming on the wall sign. The rest of

the signage is essentially using what is already being used to identify this property.

After reviewing the standards for PUD rezoning, staff believes a few outstanding issues need to be resolved and that it may be best to form a subcommittee to work on the plan before coming back to the Planning Commission for preliminary approval:

Chairman Goldberg noted the talk regarding a contingent landscaping plan along the eastern boundary in case the current buffer is disturbed, and he wonders if doing a contingent landscape plan were done, how would that impact the desirability of putting the pedestrian/bike path connector in that location. The choice would then be to move the buffer somewhat west of the boundary line or the potential landscape buffer could potentially end up on the other side of the path isolating it from the complex. Chairman Goldberg questioned how compatible these two (2) things are. Planning Director Peterson acknowledged that it indicated that it may be one reason that the plan needs further study if they can not address this issue.

Chairman Goldberg also asked how wide a double or triple stagger row of trees would be and Planning Director Peterson said that typically the buffer is 20-foot wide.

Chairman Goldberg referred to Fishbeck's report regarding the lighting and questioned if the Township Engineer is requesting some additional calculations be performed and wondered if the calculations had been done yet and if that information is available this evening. Planning Director Peterson does not believe the calculations have been performed or at least staff has not yet received them.

Chairman Goldberg opened the meeting for other questions of Staff from the Commission.

Member Koessel referred to Staff Recommendation, Item Number 2 regarding removing the lighting from the two (2) eastern fields. He acknowledged that Staff has mentioned sending this project to a sub-committee to review it but is this still a recommendation based on this lighting? Planning Director Peterson had hoped that this issue would have been resolved but he has not seen that and recommends that this project go before the sub-committee to work out the outstanding items before coming before the Commission again.

Member Koessel asked if the hours would remain all year or just during the sport season since there are times during the year the fields would not be playable. He questioned if Staff knows that the lights would be on during the Spring, Summer and Fall or all yearlong? Planning Director Peterson noted their request is for all year.. Member Koessel asked what the fields would be used for in the winter? Planning Director Peterson directed that to the applicant.

Member Postma asked that when the Commission first saw this project, thought the Developer indicated he would be keeping the existing buildings and using them for concessions. Planning Director Peterson said that was correct and the Developer have decided to remove the one (1) building they were going to keep. Member Postma asked if this is the location of the smaller field and Planning Director Peterson believes the small field is there but it has been turned for the plans presented tonight. Member Postma asked if restrooms would be available for those fields somewhere else and Planning Director Peterson said no, the concessions and restrooms will be housed in the main building.

Member MacAllister requested clarification on the existing signage, does the Developer not have an existing sign on the west drive, where the driving range is, as the site plans says this will be removed? Planning Director Peterson indicated that sign will be removed.

Member MacAllister also questioned if the connectivity of the pedestrian pathway on the east side needs to be shown on the plan or if the sub-committee would continue the discussion regarding the pathway? Planning Director Peterson said that the connectivity to Turnberry and Meijer is not the issue; the issue lies where the pathway is near the retaining walls noted on the plan and continuing the pathway north. Member MacAllister noted that was correct but the Commission does not have any plans that show the pathway, just a statement that it will happen. Her question is if the Planning Commission would see the pathway plan for the extension north and south and the connectivity, would it be shown in the Turnberry plan or would the Commission not even review the plan? Planning Director Peterson said it would be up to the Commission and the details they would like to see. He noted that the Township Engineer has reviewed the current plan and there is not the problem of having the pathway there, it is more of how the pathway will be constructed.

Member McDonald asked if the buffer landscape contingency would be included within the P.U.D. and Planning Director Peterson said he would be more comfortable with that language included in the P.U.D. once the parties involved have reached an agreement regarding who's responsibility the buffer is under.

Member McDonald also asked if Staff foresees any traffic issues turning in and out of Turnberry once that project is developed and Planning Director Peterson noted the KCRC's report in the amount of traffic and does not believe this project would pose numerous traffic problems since many people would exit the complex to the south, on 28th Street, and there are multiple other exits out of the complex as well.

Member McDonald summarized that the Commission does not have the plans for the contingency to the east, the final landscape plan to the north and the final lighting plan and these large open issues are still not completed, correct? Planning Director Peterson said that is correct.

Chairman Goldberg invited the Developer to present before the Commission. Peter Baldwin of MVP Architects appreciates the Commission's concerns and has been working with Karl Droppers, Staff and Turnberry regarding the project. He noted Applicant Droppers is present at the meeting to address some of the concerns regarding operational hours, fields, etc. He also noted Mark Wrona, the lighting engineer for the project, is also in attendance for questions if the Commission has any. Dennis Johnson is also present, from Turnberry, and they have been collaborating with him regarding a number of issues the Commission has discussed tonight.

Mr. Baldwin also noted he has been working with many of the Kraft Avenue neighbors as well and since the Commission and neighbors are in attendance, he would review the presentation of the project for all.

Mr. Baldwin noted the number of fields has not changed since last before the Commission but the children's smaller field is now located on the northwest corner of the site and Mr. Johnson from Turnberry was happy with this reconfiguration.

Mr. Baldwin reviewed the current landscape buffer to the east and had the area surveyed by Exxel Engineering. The edge of the tree line is anywhere from ten (10) to twenty (20) feet into their property and does not believe the statement is accurate in the

references made earlier that none of the buffer is on the Applicant's property. He confirmed that there is a large part of the landscape buffer of natural trees that lies on the Turnberry property, but not all of the buffer does. He noted the bike path is eighteen (18) to twenty (20) feet into their property lines and the Applicant has approximately twenty (20) feet of natural vegetation. He believes that Planning Director Peterson's point is that the majority of the vegetation is off of the Applicant's property and who is responsible for replacing the vegetation if something should happen to it. The Applicant's point is there is a significant amount of vegetation on their property as is.

Staff is recommending the islands in the parking lot and this is not an issue for the Developer. Mr. Baldwin also noted the plan includes the proper screening for the dumpster. He also noted the landscape plan done by Turnberry's designer has not been submitted. The Developer does have an agreement with Turnberry to do the common landscape buffer and to let Turnberry go ahead and do the plan but the Developer would share in the cost.

Mr. Baldwin also clarified that the property line to the north includes approximately sixteen (16) feet of the buffer. Mr. Baldwin acknowledged the concern of the buffer in this area particularly since there are housing units on this side of the property.

Another concern is the fencing around the property. The fencing to the north end of the property is eight (8) feet high. All the other fencing is six (6) feet high with the exception of the areas where the goalposts are, this has fencing up to sixteen (16) feet high and this is to control the balls from going onto the neighboring properties.

Mr. Baldwin acknowledged the struggle with the bike path easement and the concern on the Owner's side not to grant the easement or land. Is this really an Owner's cost, not to construct a sidewalk along 28th Street but a bike path through private property and not on a right of way. Mr. Baldwin believes that though there is discomfort on the Owner's side, he also wants to keep the project moving along and if it must be installed, the Owner will look into a solution.

He further noted that in tonight's presentation, Staff has proposed seven (7) conditions for the project and the Developer has already agreed to six (6) out of the seven (7) with the exception being to the second condition: remove the lighting from the two (2) eastern

fields; and they would like to continue discussions with the Commission regarding the lighting.

Mr. Baldwin reviewed the building's exterior and elevations. The plan shows a masonry base of ten (10) to twelve (12) feet high with ten (10) feet on the north side and twelve (12) feet on the south. The Developer did add more glass, especially on the North side and worked on the plan with Turnberry.

Mr. Baldwin also addressed the issue of the signage on the west side and is referred to as remove monument sign at Golf Center and they are not counting this sign since it will be removed.

The concerns regarding site circulation and parking. The Developer has addressed this; the parking itself shows approximately three hundred (300) spots.

The restrooms will be housed in the building and serve the fields along with the indoor courts. The concessions will also be housed within the building and also serve both the fields and courts on the complex.

Mr. Baldwin identified the portable bleacher locations, these are not fixed bleachers and the plan indicates where they could be.

Turnberry had concerns regarding the p.a. system and the Developer is not installing a loud system but a small system primarily used for playing the National Anthem but not utilized for announcing games.

The Developer believes they have addressed the concerns of the Fire Department, the concerns over the easement and the bike path.

They support Staff's comments provided at the initial Planning Commission meeting with the exception of the lighting of the fields and the project's engineer is available to further discuss the issues. Mr. Baldwin noted the two (2) parking lot islands is a small detail and they will install those. The landscape buffer plan has been developed by Turnberry and Mr. Johnson can further explain the plan if the Commission desires. The Developer is committed to doing the bike path easement. The issue concerning the contingency landscape buffer, Mr. Baldwin encourage the Commission to write the contingency that if the Developer were to remove the existing vegetation within the twenty (20) feet, the Developer would replace it with new. He believes the existing mature vegetation looks much nicer than installing new and

believes the contingency plan could relate to replacing the existing vegetation if it were removed on their property line.

Mr. Baldwin invited Mark Wrona to address the lighting. Mark Wrona, of URS, noted that most stadium lighting is 80-feet high allowing fifty to sixty (50-60) candles. They have spoken with the Developer who suggested the sixty-feet high light poles due to the neighbors and the light spilling into their homes. The Developer also requested the lighting be maintained at forty (40) foot candles and this has been their approach for the project. The proposal of the fields does include artificial turf that will help absorb some of the lighting. IES (International Electric Standards) suggests when you light an artificially turf field, you increase the lighting with ten (10) foot candles since the turf absorbs the lighting.

Mr. Wrona has been working diligently on the new photo metrics of the project but did not receive the information for the Commission's packets. Staff wanted the photo metrics to see if the lighting could be reduced on the east fields and if the lights were removed from the east fields, they would have no impact on the easterly homes. They can provide the information to Staff for their review. Regarding lighting in general, the amount of spill light would depend on the expenses made for louvers to channel the light, the height of the poles, etc. He believes the proposed plan addresses the lighting issues with the neighbors on the east.

Chairman Goldberg clarified that the most recent proposal is not to light the most easterly field and Mr. Wrona said that is correct and will light only the two (2) large middle fields; not the smaller field and the most eastern field.

Member Logue asked if the lighting for the most eastern field is removed and does not change the photo metrics, what stops the light spill into the neighbors' properties? Mr. Wrona said the plan does not show the pine trees along the property line that would serve as a shield to block the lighting. Member Logue asked if the Developer would like to light the eastern most field and Mr. Wrona said yes. Member Logue asked what the Developer would do to improve the area to keep the lighting from spilling into the homes. Mr. Wrona said their first approach would be is to raise the height of the pole from sixty to eighty feet, installing a more expensive luminary that would actually cut the light off at the property line or could install a lighting fixture with the light facing east. Member Logue asked about the western field and if those lights would be shining east. Mr. Wrona said they would be but according to the projections of light, there is an insignificant reading of .2 and

moonlight has the reading of .1. Member Logue noted his concern is not the actual lighting of the field but the amount of spill into the easterly neighbors' properties. Mr. Wrona noted the Township's Engineer would need to review the lighting and confirm the findings to help ease the concerns of the neighbors and Commission.

Member Koessel asked if the hours of operation and the lighting would be addressed. Karl Droppers of MVP Sportsplex noted the hours of operation are from 6:00 a.m. until 10:00 p.m. and the fields would be used during these times. Member Koessel asked if the fields would be used during the winter and Applicant Droppers said that in inclement weather, they would not be using the fields. Member Koessel noted that with an artificial surface, the snow could be cleared to use the fields and asked Applicant Droppers if they would use the fields if they were clear of snow during the winter months. Mr. Droppers said that if there was an opportunity to use the fields and a demand, they would use them during the winter. Member Koessel asked what else the fields could be used for and Applicant Droppers said they are designed for soccer and lacrosse. Member Koessel asked, in Applicant Droppers opinion, what would be the demand for the fields in the winter months and Applicant Droppers noted very little. Member Koessel asked that in the spring months, Applicant intends to have the fields lit at 6:00 a.m.? Applicant Droppers said that if there is a need for the use of the fields at that time, yes. Member Koessel asked Applicant Droppers if the Commission were to restrict the field use to the months of November through March, would that be a problem? Applicant Droppers said any restriction would be a problem if there were opportunity to use the fields during the winter months if there happened to be a mild winter.

Member Koessel asked if the site plan is approved, the Applicant will build the bike path and the connections and the Applicant said they would. Planning Director Peterson noted the Applicant would enter into a construction agreement that when Staff felt the connections should be made, the Applicant would then install the connections.

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

Roger Kraft of 2485 Kraft approached the Commission and noted that going north on Kraft there are three lanes not four as presented tonight. He does not understand the bike path and having a

retaining wall in his backyard. The Applicant reviewed the retaining wall by Mr. Kraft and showed how the field will be lowered at this area and he will not see the retaining wall from his property but it will be visible from the sportplex's property. Mr. Kraft asked if alcohol would be allowed on the premises and the Applicant said no. Mr. Kraft asked if the p.a. system would be on from 6:00 a.m. until 10:00 p.m., he does not want to hear the play-by-plays of each game and the Applicant said the p.a. system is for the National Anthem and emergencies only.

Marvin Mingerink from CMI, Incorporated at 2565 Kraft Avenue noted his two (2) concerns are with the lighting and the bike path. He does not want lighting spilling into his property but his major concern is the bike path as it detracts from the property and would like to know if the bike path would be secured to keep pedestrians and bicyclists from venturing into his property. He is also concerned about the trees, yes, there are trees that are there but there is not a lot of buffer on his property and does not believe the proposed buffer would be adequate. He also said he is happy to hear the p.a. system will not be providing commentary throughout the day. Member McDonald asked Planning Director Peterson to show the gentleman's property on the map and Planning Director Peterson noted he is the second property north of Meijer's. Member McDonald clarified that the lighting would not be on during the late evening, it would be off by 10:00 p.m. and the Developer said that is correct. Member McDonald also clarified that if the bike path were installed it would not go into Mr. Wingerink's yard and if someone wanted to go onto his property, they would have to literally scale the wall to do so, the Developer confirmed that is correct. The Developer said there is also forty (40) feet buffer in this area as well. Mr. Mingerink said he is more comfortable knowing there will be a wall by the bike path to keep trespassers out of his property.

Chairman Goldberg invited Dennis Johnson of Turnberry to approach the Commission. Mr. Johnson said they have been working with MVP for the last sixty (60) days on the site plan and made one (1) neighbor meeting with Mr. Kraft and have had a couple of landscape meetings with their architect. Turnberry supports the black chain link fence and that would provide a clean edge and they have asked the fence be fifteen (15) feet on MVP's property line. He further noted that Turnberry would use that fifteen (15) feet plus whatever they have to start to create a buffer that has some depth and they recognize this will be their screen from the property. Both parties have agreed to share in the cost of this buffer. Turnberry would like control over the buffer and MVP

has agreed to this. Turnberry also recognizes the unknowns of the project, they know with the golf center there, they will have golf balls on their property but there are unknowns regarding a sportsplex there. Turnberry believes they are in favor of the project and have addressed concerns such as hours of operation with them. They understand the lighting can be dealt with and believes with Fishbeck looking at it, it can be engineered to minimize the spillage. Turnberry has also spoken with acoustical engineers and know the p.a. system can be designed to control the noise into Turnberry. He also acknowledge the Township's Noise Ordinance and said that they believe with Fishbeck reviewing the plans, along with the noise ordinance, Turnberry is comfortable that not only the residents on the east, but the residents along the north would be happy as well. He hopes the Developer will be a good neighbor and the residents will not be woken up at 6:00 a.m. with lights and music blaring over the p.a. system.

Member Koessel referred to the bike path connection in the design of Turnberry and the original connection was going to be located on the northwest corner. Member Koessel asked if the proposed bike path on tonight's site plan would connect to Burton Street without a problem for Turnberry? Mr. Johnson said it can connect and he phoned Planning Director Peterson to say they can make the connection happen but recognize that in their site plan, it was a minimal cost and if they have to snake around and build a buffer around Mr. Kraft's property and connect down by the light, that has a financial impact on their project. He said Turnberry does favor the new plan though it will be more expensive for them but it is a better solution. Mr. Johnson also noted that Turnberry does like the new site plan better since it moves and shields the dumpster near them.

Chairman Goldberg asked Staff if any letters or phone calls were received regarding the project and Planning Director Peterson said there were none.

Member McDonald motioned to close the Public Hearing, supported by Member Koessel. All in favor with none opposed. Public Hearing was closed.

Member Koessel asked if the Township's Engineer had heard anything this evening that makes him comfortable/uncomfortable regarding the lighting. Lighting Engineer Kam said he has not had the time to review the new information and calculations. Member Koessel asked why the eighty (80) foot light poles may be beneficial and Engineer Kam said the angle of the light should not

be more than sixty-two degrees and the eighty foot lighting would help angle the lighting properly.

Chairman Goldberg asked Engineer Kam if he could comment on the louvered fixtures and Engineer Kam said he still needs to review the information.

Member Logue asked if the lighting is coming from the west, wouldn't that lighting spill into the east properties? Engineer Kam said there is always the component of reflected light. Member Logues asked that if the field is lowered below the grade of the neighboring properties, that would help control some of the light spillage onto their properties, Engineer Kam said that is correct.

Member McDonald commented that the Commission may want to consider tabling this project so Staff can review the issues with the bike path easement, review the final lighting plans and suggested a sub-committee be formed to work through the remaining issues. Member Koessel also noted that the eastern buffer is another issue and warrants more discussion along with the landscape contingency and believes it would be wise to table this project and develop a sub-committee. Planning Director Peterson agreed that there are many issues that need to be resolved prior to the Commission's approval and Staff can work through the items with the Developer. Chairman Goldberg agreed that Staff can work through the items. He would also like to have the hours of operation and the lighting issues ironed out. He understands the hours of operation are from 6:00 a.m. until 10:00 p.m. but wonders if the lighting could be regulated within the hours of operation. A seasonal variance for lighting may also discussed along with the mature trees and the buffer areas. He said he would like Staff to work on the project within the next couple of weeks and have the Lighting Engineer review the new information.

Member MacAllister noted the Developer has done a great job regarding the internal circulation regarding the pathways and suggested furthering the discussion in providing connectivity along 28th Street as well as into the site and from the bike path into the site.

Member Lewis noted he has served on sub-committees and is more comfortable with the project and volunteered to serve on the sub-committee. It is not his desire to stall the project any further, the Developer has done a wonderful job and a sub-committee could certainly iron out the remaining items needing attention. Member MacAllister also volunteered to serve on the sub-committee.

Chairman Goldberg appointed Members Lewis and MacAllister to assist Staff with the remaining items. Mr. Baldwin asked if the sub-committee could review the information and provide input so he can bring the project before the Commission at their next meeting in two (2) weeks. The Commission agreed to his request. Mr. Baldwin noted he will submit Turnberry's landscape plan and photo metrics on the two (2) fields and proposes not lighting the far eastern field. He also noted they will indicate the two parking islands and bike path connection on their portion of the property. He clarified that the hours of operation begin at 6:00 a.m. and that is primarily for operation purposes. He believes the lighting would be turned on beginning at 8:00 a.m. and off at 10:00 p.m. that Turnberry indicated should not be a problem.

Member McDonald motioned to table this project until the next Commission Meeting in two (2) weeks and appoint Members Lewis and MacAllister to serve on the sub-committee and work with Staff to finalize the conditions before the next Planning Commission Meeting, supported by Member Koessel. Chairman Goldberg called to question. All in favor with none opposed. Motion carried.

ARTICLE 7.

Any Other Business

Planner Deem said there is no other Staff business. The Commission did not have any other business.

ARTICLE 8.

Adjournment

Chairman Goldberg requested a motion for adjournment.

Member Koessel supported by Member Logue moved to adjourn. The motion carried and the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Claude Robinson, Secretary

Lisa Hern, Recording Secretary