

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: 2768 Orange 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