

## MINUTES

Cascade Charter Township  
Planning Commission  
Monday, June 11, 2018  
7:00 P.M.

**ARTICLE 1.** Chairman Sperla called the meeting to order at 7:00 P.M.  
Members Present: Johnson, Krieter, Lewis, Noordyke, Pennington, Rissi and Sperla  
Members Absent: Katsma and Robinson  
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 7 to 0.**

**ARTICLE 4. Approve the Minutes of the May 14, 2018 meeting.**

**Motion was made by Member Johnson to approve the minutes of May 14, 2018. Supported by Member Noordyke. Motion carried 7 to 0.**

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

No visitors came forward.

**ARTICLE 6. Case #18:3460 Courtney Blostein**

**Public Hearing**

**Property Address: 7336 Sheffield Drive**

**Requested Action:** The Applicant is requesting a Type I special use permit to allow a 6 feet tall fence in the front yard

Director Peterson stated that Applicant is requesting permission to build a fence that would be 6 feet tall in the front yard. That is higher than the 4 feet limit for fences in front yards. The parcel in this case is a corner lot and essentially has a front yard almost around the entire home because of its irregular shape. Applicant wants to put the fence on the property lines in the back of the house to use mostly for privacy purposes.

Director Peterson visited the property and feels the taller fence would not create a traffic hazard, nor, according to the township fire chief, a fire hazard. He recommends approval of the 6 feet tall fence in the front yard, as proposed.

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

Ms. Blostein came forward to briefly explain the need for the higher fence. She explained that because of foot and vehicle traffic around the house, there is no privacy. The taller fence would provide that privacy. She went on to say they will get a professional survey done to be sure they are placing the fence correctly.

**Motion was made by Member Rissi to open public hearing. Supported by Member Krieter. Motion carried 7 to 0.**

Three neighbors did come forward to express their opposition to the fence. One because of aesthetic reasons, one did not want the fence to extend all the way to Sheffield and one did not want the fence by his yard. He is concerned about the maintenance outside of the fence of the perimeter of the fence. He stated that the owners knew when purchasing the property that it may not have as much privacy as other lots afforded and should not put up a fence that would affect the surrounding neighbors in various ways.

**Motion was made by Member Rissi to close public hearing. Supported by Member Pennington. Motion carried 7 to 0.**

The board was sympathetic to all of the neighbors surrounding this parcel, however, they took into consideration the fact that it is an odd shaped lot with virtually no privacy. There was also the fact that, according to the township ordinance, Applicant was well within their right to have a 4 feet tall fence and another couple feet would not matter in their view.

**Motion was made by Member Pennington to approve the Type I special use permit to allow a 6 feet tall fence in the front yard as proposed. Supported by Member Krieter. Motion carried 7 to 0.**

**ARTICLE 7. Case #18:3458 Green Castle/Fox Subaru  
Public Hearing**

**Property Address: 6045 28<sup>th</sup> Street S.E.**

**Requested Action:** The Applicant is requesting to amend the existing PUD to allow for an addition to the existing dealership.

Director Peterson stated that Applicant is requesting Preliminary Plan Review in order to construct a 4,000 sq. ft. addition onto the existing building. The amendment is required because the existing PUD had a limit of 20,000 sq. ft. for the building. This addition would put them over that amount of space.

Applicant needs the addition to expand their service department and has also indicated that the storm water from the site will be addressed and improved to comply with the township ordinance.

Director Peterson recommends approval of the plan. If approved, staff and applicant will create the P.U.D. ordinance amendments for the commission's review so as to make a recommendation to the Township Board.

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

Mr. Ramey, Project Architect for Applicant, came forward to give a brief statement concerning the project and answer any questions the members may have.

**Motion was made by Member Rissi to open public hearing. Supported by Member Pennington. Motion carried 7 to 0.**

No members of the public came forward with any comments on this matter.

**Motion was made by Member Pennington to close public hearing. Supported by Member Rissi. Motion carried 7 to 0.**

**Motion was made by Member Rissi to approve Applicant's request to amend the existing P.U.D. to allow for an addition to the existing dealership. Supported by Member Johnson. Motion carried 7 to 0.**

**ARTICLE 8.**

**Case #18-3419 Mark Tomasik**

**Property Address: 6759 Cascade Road**

**Requested Action:** The Applicant is requesting to amend P.U.D. 19 for revised site plan to accommodate the drive-thru coffee business for Starbucks, as well as sign changes for the P.U.D.

Director Peterson stated that Applicant is requesting Preliminary Plan approval in order to amend the Thornapple Centre P.U.D. to add a drive-thru coffee business at 6759 Cascade Road and to amend the site plan to accommodate the change.

The change would essentially create two separate buildings, allowing for the drive-thru at the end of the building. There will be some increased traffic around the building because of the drive-thru, however, it would be minimal to the surrounding public roads.

The Township Engineer has reviewed the site plan and determined no improvements are necessary to comply with the storm water ordinance.

The amendment would also include a slight change to the wall sign and the development entry signage. The entry signage, as well as some interior directional signage, have been decided upon by all of the owners in the development.

Applicant will be required to install a sidewalk from the pathway along Cascade Road to the front of their sidewalk at the front of the building.

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

Mr. Tomasik came forward and spoke briefly concerning the project and what it would bring to the development, noting that they have met with the other owners in the development to discuss maintenance issues and the future of the development.

**Motion was made by Member Rissi to approve the amendment to P.U.D. 19 for revised site plan to accommodate the drive-thru coffee business for Starbucks, as well as signage changes for the P.U.D. Supported by Member Johnson. Motion carried 7 to 0.**

**ARTICLE 9. Case #3463 Cascade Charter Township**

**Requested Action:** Discussion of possible Zoning Amendment related to short term tent sales/alcohol.

Director Peterson stated that there was a section in the ordinance that was outdated concerning no sale of alcohol for businesses who are having any sort of a tent sale. After general discussion, the members agreed to hold a public hearing to consider amending that ordinance taking out that section to allow businesses who have temporary tent sales would be allowed to serve alcohol.

**ARTICLE 10. Case #18:3462 Cascade Charter Township**

**Requested Action:** Discussion of possible Zoning Amendment for swimming pool fence/covers.

Director Peterson stated that with the advent of automatic pool covers being installed in the township, it would be prudent to amend the ordinances so that the zoning code and building code are consistent. The members agreed and directed him to proceed with the amendment.

**ARTICE 11. Any other business**

**ARTICLE 12. Adjournment**

**Motion was made by Member Rissi to adjourn. Supported by Member Krieter. Motion carried 7 to 0. The meeting was adjourned at 8:15 p.m.**

Respectfully submitted,  
Phil Johnson, Secretary