

MINUTES
Cascade Charter Township
Planning Commission
Monday, December 3, 2018
7:00 P.M.

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

ARTICLE 4. Approve the Minutes of the October 15, 2018 meeting.

Motion was made by Member Johnson to approve the October 15 minutes. Supported by Member Katsma. Motion carried 7 to 0.

ARTICLE 5. Approve the Minutes of the November 12, 2018 meeting.

Motion was made by Member Johnson to approve the November 12 minutes. Supported by Member Lewis. Motion carried 7 to 0.

ARTICLE 6. Acknowledge visitors and those wishing to speak to non-agenda items.

No visitors came forward.

**ARTICLE 7. Case #18:3502 Dusty Martin/Scholten Landscaping
Public Hearing**

Property Address: 1459 Spaulding Ave SE

Requested Action: The Applicant is requesting a Type I special use permit to allow a 2,400 sq ft storage building.

Director Peterson stated that the Applicant is requesting a Type I special use permit for a building over 832 sq ft. This is a 2,400 sq ft salt storage building. It is zoned agriculture rural conservation. This property has been a landscape nursery for some time. We do allow nurseries in this district. The site is only 6 acres but is considered legal, non-conforming with the grandfather clause. The nursery would like to add a snowplowing service. The building is about 20 ft tall, 60 x 40 with vinyl siding, and is already built at the rear of the site. The location and the size are not a concern.

Director Peterson suggests that the building be 1,200 sq ft instead of the 2,400 sq ft, insuring that the snowplowing would be a small portion of the landscape business. This would be the first accessory building permitted on the 6- acre property. The building is already in place but can be made smaller. The biggest concern is that the business will be used for snowplowing but not a nursery which was made clear to the applicant.

Member Krieter noted that on the drawing it did indicate that the building would be used for plant storage. The biggest concern is that the site does not look like a nursery. A deadline could be set for the business to acquire trees.

Vice Chairman Rissi invited the applicant to come forward with comments.

Dustin Martin from Scholten Landscape stated that the large building that was in the drawings he provided has been torn down. The new bunker building was put up because he did not know it needed to be approved beforehand. The building will be used for snowplowing supplies and landscape mulch in the other months. The landscape part of the business is being added in the spring. He ran a landscape business in Grattan Township previously so this is not new to him. He wishes for the building to stay as it is due to the price that he paid for it. He will sell perennials, trees and store bulk mulch in the hutch starting approximately the first of April.

Director Peterson stated that regulations say that only items grown on site can be sold to the public. The mulch could be used for landscape projects but not to be sold to the public.

Member Johnson asked if the board were to approve a smaller size building how would that affect the business and Mr. Martin said it would affect them due to the fact that they have already purchased the larger building.

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

Mr. and Mrs. Nick and Beth Mans live at 1427 Spaulding and his rear and side yard butt up to the landscape business. They're concerned because soon after the salt was delivered there was a large snowfall which resulted in many loud plow trucks coming and going at early and late times of the day and night. In Chapter 3-16 in the zoning ordinance it has a definition of a nursery and a 40 x 60 salt storage does not fit in the description. They understand the grandfather clause for a nursery on 6 acres but there was not ever a snowplow business there. The fact that the building is already up and was not researched beforehand is a concern.

Neighbor Melissa Rill at 1521 Spaulding is concerned with the amount of traffic and noise on Spaulding and how much more this will contribute to the busyness of the area.

Neighbor Peter and Judy VanderArk live at 1380 Spaulding and have lived there for 52 years. They have concerns of semi trucks coming and going delivering salt and mulch as well as plow trucks. He feels it will hurt their property values.

Neighbor Beth Mans stated many large trucks come and go and showed some pictures of the many vehicles on the nursery property doing lawn mowing and snowplowing.

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

Board member discussion followed regarding the size of the building with comments that a smaller size might mean more trucks coming and going due to the salt running out quicker. Also had a clarification that mulch cannot be sold at retail on that site. Member Krieter stated that the board should decide on the building size and not get into discussion on other things.

Motion was made by Member Pennington to approve the Type I special use permit to allow a 2,400 sq ft storage building as requested. Supported by Member Noordyke. Motion carried 7 to 0.

**ARTICLE 8. Case #18:3501 Lacks Enterprises
Property Address: 5675 Kraft Ave SE**

Requested Action: The Applicant is requesting Site Plan approval for a new molder facility.

Director Peterson stated that the Applicant is requesting site plan approval for a new molder facility. This will be their third building on the site. It will meet all of our requirements for lighting. The landscaping will be removed due to drainage rerouting and then put back in place. They are in the process of acquiring DEQ permits for stormwater.

Director Peterson recommends approval of the site plan and for them to provide a \$5000 landscape bond as well as compliance with the township engineer letter and the DEQ permit. We do not need a stormwater agreement. We can use what is on file already.

Vice Chairman Rissi invited the applicant to come forward with comments.

Justin Longstreth with Moore & Bruggink representing the applicant along with Patrick Knight from Lacks stated that Lacks is reconfiguring the 52nd street project and putting this molder project to the forefront.

Motion was made by Member Katsma to approve Site Plan approval for a new molder facility with the conditions stated above by Director Peterson. Supported by member Pennington. Motion carried 7 to 0.

**ARTICLE 9. Cascade Charter Township
Resolution of support to adopt the Cascade Charter Township Capital Improvement Plan 2019-2024.**

Township Manager Ben Swayze stated that the CIP is a planning document, not a budget document. Benefits of the 6 year plan are that it helps focus intention on community

needs, optimizes tax payer dollars and makes sure projects are coordinated with outside businesses and to enhance grant opportunities. There are 51 potential projects within the six- year span.

Motion was made by member Noordyke to adopt the Cascade Charter Township Capital Improvement Plan 2019-2024. Supported by member Lewis. Motion carried 7 to 0.

**ARTICLE 10. Cascade Charter Township
Memorandum of the Kent County Road Commission 5 year Road Improvement Plan.**

Director Peterson discussed the Kent County Road Commission 5-year Road Improvement Plan.

ARTICLE 11. Any other business.

ARTICLE 12. Adjournment

Motion was made by Member Johnson to adjourn. Supported by Member Krieter. Motion carried 7 to 0. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Phil Johnson, Secretary