

MINUTES

Cascade Charter Township Planning Commission

Monday, November 20, 2006

7:00 p.m.

ARTICLE 1. Vice Chairman McDonald called the meeting to order at 7:00 p.m.
Members Present: Koessel, Lewis, Logue, MacAllister, McDonald, Postma, Richards, Robinson
Members Absent: Goldberg (excused).
Others Present: Planning Director Peterson, Admin. Assistant Hern, and Members of the Public.

ARTICLE 2. Vice-Chairman McDonald led the Pledge of Allegiance to the Flag.

ARTICLE 3. Vice-Chairman McDonald requested motion for approval of the November 20th agenda.

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

ARTICLE 4. Vice-Chairman McDonald requested motion for approval or if there were any corrections to the October 16, 2006 Planning Commission Meeting Minutes.

Member Koessel requested grammatical correction to Page 5, seventh paragraph should read “asked Member Lewis if the subcommittee had any unresolved issues....”

No further corrections.

Member Koessel motioned for approval of the October 16, 2006 minutes with the correction as stated, supported by Member MacAllister. Vice-Chairman McDonald called to question. All in favor with none opposed, the motion carried. October 16, 2006 Minutes approved with correction.

ARTICLE 5. **Case #06-2835: Spruce Meadows**
(PUBLIC HEARING)

The Applicant is requesting Preliminary Plan Review in order to reflect the changes to the Spruce Meadows project as a result of MVP acquiring some of the vacant property of Spruce Meadows.
Address of Property: 5449, 5405 and 5375 28th Street Court.

Planning Director Peterson said the Applicant is requesting Preliminary Plan Review in order to reflect the changes to the Spruce Meadows project as a result of MVP acquiring some of the vacant property of Spruce Meadows.

The original Spruce Meadows project was approximately 9.9 acres in size. MVP purchased approximately 5.5 acres of that property to accommodate their project. The leftover portion of Spruce Meadows needs to be amended to reflect these changes.

Staff has been working with the owners of the remaining Spruce Meadows to make sure that the changes are consistent with only reflecting the changes due to MVP. Planning Director Peterson said there are five (5) changes involving:

- 1) The legal description has been modified to reflect the smaller total size of the project.
- 2) The size of the project has been modified to reflect the smaller total size of the Spruce Meadows project.
- 3) The lot size section has changed to reflect the land that is remaining. 1.48 acres was selected to reflect the minimum size of the C & O property. This would allow for a maximum of two (2) pieces on the vacant portion to the west and Staff believes this is consistent with the original approval.
- 4) References to Lot 1 have been removed since it will no longer be adjacent to a residential property.
- 5) In Section VII, Staff has removed the first two (2) sentences in this section to avoid developing a new site plan.

Planning Director Peterson noted the intent of the amendments are simply to address the changes due to the MVP project and all other portions of the ordinance remain the same.

Staff has noticed this article for public hearing and has taken the liberty to have a P.U.D. Ordinance already prepared for the Commissions' review. Staff has discussed these changes with both owners of the property in this project and they have indicated they are happy with the changes. C & O Land Company is present at tonight's meeting and Atrium has also approved the amendments.

Planning Director Peterson noted that unless the Commission has other major changes they feel need to be addressed he recommends the Commission forward a favorable recommendation to the Township Board of Directors for their consideration.

Vice-Chairman McDonald opened the meeting for Commissions' questions of Staff.

Member MacAllister asked if there are any plans to add sidewalks to provide connectivity to MVP and Planning Director Peterson noted that he does not believe sidewalks are necessary to connect to the Spruce Meadows project and is trying to keep the changes minimal so as not to re-write the P.U.D. Ordinance.

Member Koessel questioned if the .25 acre parcel is now combined with Atrium Associates and if the original twenty-five foot easement is necessary? Planning Director Peterson noted that the easement remains the same and is now part of Atrium Associates. Member Logue asked if the easement is still owned by the same owners and Planning Director Peterson said that is correct.

Vice-Chairman McDonald invited the Applicant to add his comments. Jim Cole of C & O Land said he does not have any additional comments and is pleased with the amendments.

Member Lewis motioned to open the Public Hearing, supported by Member MacAllister. All in favor with none opposed, the Public Hearing for Case # 06-2840 was opened.

No public members present for this case. Vice-Chairman McDonald asked Staff if any phone calls or letters were received regarding the case and Planning Director Peterson said no phone calls; letters or emails were received regarding the Case.

Member Lewis motioned to close the Public Hearing, supported by Member Robinson. Vice-Chairman McDonald called to question the motion and all were in favor to close the Public Hearing of Case # 06-2835, with none opposed. Public Hearing closed.

Vice-Chairman McDonald noted the Case seems pretty straightforward and Staff knew ahead of time what the Case is about, wrote the P.U.D. amendments and explained the changes. He asked the Commission if they had any further comments.

Member Lewis said he appreciates Staff reviewing and covering the Case and it has been well done, thank you.

Member Lewis motioned for favorable recommendation to the Township Board to approve the amended P.U.D. Ordinance for Spruce Meadows as presented. Member MacAllister supported the motion. Vic-Chairman McDonald called the motion to question: All in favor with none opposed. Motion carried.

ARTICLE 6.

Approve the 2007 Meeting Schedule

Vice-Chairman McDonald noted that Staff has presented the 2007 Planning Commission Meeting Schedule and asked for comments.

Member Lewis asked if Staff was looking for approval or if the schedule should be Received and Filed. Planning Director Peterson said Receive and File is fine unless the Commission has changes to the proposed schedule.

ARTICLE 7.

Any Other Business

Vice-Chairman McDonald opened the meeting for any other business. No business.

ARTICLE 8.

Adjournment

Vice-Chairman McDonald requested a motion for adjournment.

Member MacAllister supported by Member Robinson moved to adjourn. The motion carried and the meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Claude Robinson, Secretary

Lisa Hern, Recording Secretary