

**MINUTES**  
Cascade Charter Township Planning Commission  
Monday, March 21, 2011  
7:00 P.M.

**ARTICLE 1.** Chairman Waalkes called the meeting to order at 7:00 p.m.  
Members Present: Lewis, Logue, Pennington, Sperla, Waalkes, Williams  
Members Absent: Hammond, McCarthy, Robinson. All excused.  
Others Present: Planning Director, Steve Peterson

**ARTICLE 2.** Chairman Waalkes led the Pledge of Allegiance to the Flag.

**ARTICLE 3. Approve the Agenda.**

**Motion was made by Member Lewis and supported by Member Sperla to approve the Agenda. Motion carried unanimously.**

**ARTICLE 4. Approve the Minutes of the February 22, 2011 Meeting.**

**Motion was made by Member Sperla and supported by Member Pennington to approve the Minutes. Motion carried unanimously.**

**ARTICLE 5. Case #11-3021 Expressway Service Zoning Amendments  
(Public Hearing)**

**To consider amendments for the Expressway Service (ES) Zoning District**

Planning Director Peterson stated that the packet contains several amendments that we would be proposing for the Expressway Service District plus the associated sections: 18.13 Site Development Standards. The items that are different are maximum stories, changing from 3 to 4, height of the structure is from 35' to 48', and the minimum lot area is changing from 3 acres to 1 acre. The reason for the asterisks on the setbacks is because setbacks would increase for buildings taller than 48'.

A section in the Special Use Chapter is being added to allow for taller buildings over 48 feet tall. The highway right of way is used as one of the criteria, not including the ramps. There are other areas that could potentially take advantage of this in the future. We are trying to stay consistent with some of the language in the Master Plan and also with what we've done elsewhere in the Township.

Only those lots in the ES Zoning District with frontage on the I-96 right-of-way, not including exit ramps, will be eligible for a Special Land Use for increased building height. As we look through the standards, and specifically at #4, when

we talk about the additional setbacks the idea was that for each additional 12' of building height you would increase the setback by 10 feet.

Member Logue asked, "Is the setback graduated or does the whole building have to fall in the setback? Can they have a portion that is 7 stories and then a little farther out can they have a portion that's 5 stories to have a step look to the building"? Staff replied that the way this is written, the whole building would have to be further away from the property line.

The Planner also stated that there is a related issue with our current regulation for parapet walls. Staff is recommending that we wait a little longer before making a final recommendation to the Township Board to make sure we have decided how to deal with parapet walls. Currently section 4.14 of the Zoning Ordinance allows for some limited height exception for equipment and requires that they are screened but does not allow the parapet wall to exceed the height limit. Most of the communities around us allow for a maximum height exception of 4' for a parapet wall.

Chairman Waalkes stated that the meeting was scheduled for a Public Hearing and asked for a Motion to move into it.

**Member Lewis made a Motion to close the discussion and to move into Public Hearing. Support by Member Williams. Motion carried.**

Staff said he had received only one letter from Drury Hotels in regards to their proposed building, which is in your packet along with the staff response.

Daniel Cosio from Perkins Restaurants was present. His home office had contacted him about the meeting. He found the discussion concerning parapet walls relevant to his business.

**Member Pennington made a Motion to close Public Hearing. Support by Member Lewis. Motion carried.**

Chairman Waalkes verified with the Planner that no action is being recommended at this time. The Planner answered that was correct and stated that he wanted them to work on the section regarding parapet walls before sending the proposed amendments to the Township Board (Section 4.14). When completed we will send a recommendation to the Board for both the Expressway Service changes and the parapet wall/setback changes, if any.

**Member Lewis made a Motion to table this discussion until a future meeting. At that time we will have further information regarding the setbacks that have been discussed tonight, the quality of the wall, and the approval of the**

**Expressway Service Section. With clarification regarding a future definition for parapet walls, the Motion was supported by Member Sperla. Motion carried.**

**ARTICLE 6: Any other business:**

There was some discussion on the subjects of the current housing market, approved building projects, the upcoming DDA 28<sup>th</sup> Street boulevard project, the Centennial Park project, and the I-96 bridge over 28<sup>th</sup> Street work.

Member Lewis brought up the topic of term limits in regards to the Planning Commission and the Zoning Board of Appeals. Currently a Member can serve 3-3 year terms. Member Lewis would like to eliminate term limits for these two Boards. This will be discussed under Board Member Comments at the regular Township Board Meeting on March 23, 2011. The Zoning Ordinance will need to be changed in order for this to happen. The final decision is made by the Township Board. Other Members believe that there is value in experienced Members and agree to open it up for consideration.

**ARTICLE 7: Adjournment**

Chairperson Waalkes requested a Motion to adjourn the meeting.

**Motion was made by Member Lewis and supported by Member Pennington to adjourn. Motion carried unanimously and the meeting was adjourned at 8:15 p.m.**

Respectfully submitted,

Al Pennington, Secretary

Carol M. Meyer, Planning Administrative Assistant