

MINUTES

Cascade Charter Township Planning Commission

Monday, November 21, 2005

7:00 p.m.

ARTICLE 1. Vice-Chairman Robinson called the meeting to order at 7:03 p.m.
Members Present: Goldberg (late), Koessel, Lewis, Logue,
McDonald, Postma, and Richards.
Members Absent: MacAllister (excused)
Others Present: Planning Director Peterson, Admin. Assistant Hern
and members of the public.

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

ARTICLE 3. Vice-Chairman Robinson requested motion for approval of the
November 21st agenda. **Member Lewis with support from
Member McDonald motioned to approve the November 21,
2005 Agenda. The motion carried.**

ARTICLE 4. Vice-Chairman Robinson requested approval of the November 7th
Minutes. Member Koessel requested language cleanup on Page 9,
fifth paragraph. Language references "Member Koessel asked if
the Temple's signage has been planned submitted and Planner
Deem noted he believes they will have one". Sentence to read:
"Member Koessel asked if the Temple's signage plan has been
submitted and Planner Deem indicated they will have one but it
has not been received."

**Member McDonald motioned for approval of the November 7th
Minutes with the correction, supported by Member Richards.
The motion carried.**

ARTICLE 5. **Case #05-2773/Dick's Sporting Goods**
Site plan for a proposed store at Waterfall Shoppes development,
to be located adjacent to the Target Store.

Planning Director Peterson state the applicant is requesting site
plan approval in order to construct a new Dick's Sporting Goods
store in the Waterfall Shoppes P.U.D. The store is approximately
50,000 square feet and located in the back of the site next to
Target.

This building is located in phase 4 of the Waterfall Shoppes P.U.D.
and some of the plans that have been submitted include an area
marked "Retail Building Pad Area B" as well as an "outlot"

building. These are not part of the proposal and would require a future site plan review meeting.

Planning Director Peterson noted the P.U.D. for this project requires it be reviewed by Waterfall Shoppes Review Board prior to coming to the Planning Commission. The Review Board saw this project on November 3rd and recommended approval. The biggest issues with the Review Board were signage and the pedestrian connections at the site. The Review Board felt they should have no more wall signage than Target (400-square feet) and that the pedestrian walk in front of the building should be similar to Target.

Planning Director Peterson also noted the Fire Department has reviewed the site plans and submitted a letter dated November 14, 2005. In this letter, the Fire Department is requesting the fence shown on the plans between Target and Dick's must be removed noting the drive on the west side of Target is a fire lane to Target's fire pump and fire department connection in case of fire.

The Township Engineer has provided a letter dated November 16, 2005 indicating some details on the plans that need to be addressed; this letter is included within the Commission's packets. The Township Engineer noted a condition should be included that these items listed within the letter be reviewed and approved by the Township Engineer prior to any building permits being issued.

Staff recommends that the Planning Commission approve the Site Plan for Dick's as presented under the following conditions:

- 1) Revise the landscaping plan to match the site plan and submit a \$40,000 landscape bond.
- 2) Apply for and receive a soil erosion permit, prior to construction.
- 3) Compliance with the Township Engineering requirements.
- 4) Compliance with the Fire Department requirements.

Chairman Goldberg opened the meeting for questions from the Planning Commission.

Member Koessel questioned the distance between Target and Dick's and Planning Director Peterson noted 40 (forty) feet. Member Koessel questioned if that is the minimum between the two (2) buildings and Planning Director Peterson noted space between buildings was a matter they needed to address with Fire and Building Codes. Member Koessel asked if Dick's could be

attached to Target and Planning Director Peterson said it could not due to building code issues; they must be kept separate.

Chairman Goldberg asked the applicant to present any information to the Commission and Jeff Hundley noted that Planning Director Peterson covered everything.

Hundley did note that Dick's would like to have the 400-square foot sign and he submitted the Review Board's comments to Dick's but has not heard back from prior to this meeting. Dick's is looking to place a sign on the east side of the building as well.

Chairman Goldberg asked if this store is similar to Galyan's and Hundley stated yes, that Dick's has bought Galyan's.

Member Koessel asked how Dick's planned for the forty (40) feet between their store and Target and Hundley said the forty (40) feet is on Target's site plan for that width; Target owns their own building. Member Koessel asked if removing the fence would be an issue and Hundley responded, no, it was erected to keep the people out of the area and can remove if the Fire Department so requests and they will work it out.

Member Robinson motioned for site plan approval of an approximately 50,000 square foot building for a new Dick's Sporting Store, with support from Member Lewis, with the following conditions:

- 1) Revise the landscaping plan to match the site plan and submit a \$40,000 landscape bond.**
- 2) Apply for and receive a soil erosion permit prior to construction.**
- 3) Compliance with the Township Engineering requirements.**
- 4) Compliance with the Township Fire Department requirements noted in their November 14th letter.**
- 5) 400-square feet of allowed wall signage to be maximum and signage can be divided for more than one wall sign as long as the total does not exceed 400 sq.ft.**

All in favor with none opposed. The motion carried.

ARTICLE 6.

Any Other Business

Review of the 2006 Meeting Schedule.

Planning Director Peterson noted the proposed schedule for 2006 Planning Commission Meetings. This schedule will be presented for approval to the Township Board at their next meeting.

Planning Director Peterson noted there are five (5) dates that are not scheduled for the normal first and third Monday of the month due to holidays. January's meetings have been changed to the 9th and 17th. Chairman Goldberg suggested changing the January 17th meeting to January 23rd to allow two (2) weeks in between meetings. Member Robinson was also in favor of January 23rd.

Planning Director Peterson also noted unusual dates in February and again in July due to holidays. Member Koessel noted some of the Commission members would have too many consecutive meetings if these dates were changed and Chairman Goldberg asked Planning Director Peterson to only shift the proposed date in January from the 17th to the 23rd, keeping the other months as proposed on the 2006 schedule.

Planning Director Peterson noted the Commission would receive a corrected 2006 Meeting Schedule once the Township Board approves. He also noted as of June 1st, meetings will be held at the Library.

Member Robinson noted he had two (2) questions: will there be a Commission Meeting on December 5th and has Staff seen the signs in front of the bank building? Planning Director Peterson said Staff is still planning on holding a December 5th Planning Commission Meeting; December 19th's meeting is still to be determined. Staff was not aware of the signs in front of the bank building and will look into the matter.

Chairman Goldberg asked if another liquor store was going in at the former Libation Station site and Planning Director Peterson confirmed that International Beverage has transferred their liquor license. Staff has not seen any plans for a new building yet. Member Lewis noted he'd like to see their sign changed. Planning Director Peterson noted the size of signs within the Village are dependent on setback.

ARTICLE 7. Member Robinson supported by Member Lewis moved to adjourn. The motion carried and the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Tom McDonald, Secretary
Lisa Hern, Recording Secretary