

MINUTES

Cascade Charter Township Planning Commission
Monday, December 20, 2010
7:00 P.M.

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 p.m.
Members Present: Hammond, Lewis, Logue, McCarthy, Pennington, Sperla,
Waalkes, Williams
Members Absent: Robinson, excused.
Others Present: Assistant to the Manager, Sandra Korhorn & Members of the Public

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

ARTICLE 3. Approve the Agenda for the December 20, 2010 Planning Commission Meeting.

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

ARTICLE 4. Approve the Minutes of the December 6, 2010 Meeting.

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

ARTICLE 5. Case #10-3017 Jamie Halfmann

Public Hearing

Property Address: 4590 Quiggle Ave.

Requested Action: The applicant is requesting a Special Use Permit to construct a new accessory building larger than 832 sq. ft.

Assistant to the Manager, Sandra Korhorn stated that this property is in the Farmland Preservation District. They have approximately 3.6 acres. With over 3 acres they are allowed to have two accessory buildings on the property. This is the applicants' first accessory building. The accessory building is 1,020 sq. ft. They will have 816 sq. ft. of enclosed space and 204 sq. ft of covered porch area. The applicant is here because even though the porch is not planned to be enclosed, it does have a roof and supports; it could be enclosed. If they would want to enclose it in the future, they would have to get a building permit. The building will be located in the rear yard. Height is proposed at 14 ft. They do meet all the setback requirements for accessory buildings this size. No outdoor lighting is planned. If the applicant would like to do that in the future, it would have to meet all of our requirements.

The Planner, Steve Peterson and I went out to the site. It did look like there was a driveway off from Quiggle that was leading back to this proposed site. The applicant should provide evidence that this has been permitted by the Kent County Road Commission. If not, a permit will be required.

The building will have vinyl siding and asphalt shingles. This is in character with other accessory buildings in the area.

Staff is recommending approval of the Special Use Permit with the condition that the additional drive has been permitted by the KCRC. If not, a permit must be obtained.

Chairman Waalkes asked if there were any questions of Staff. No questions were asked of Staff. The applicant stated that Staff had covered everything.

Member Lewis had a question for the applicant in regards to the location of the proposed building and the neighbors building. The owner, Jamie Halfmann answered that his building would be closer to the road than the neighbors. Member Lewis also asked if the driveway in question had been cleared by the Kent County Road Commission. The applicant replied, "No". Member Lewis reminded the applicant that it would be a condition for approval.

Member Sperla asked about the proposed use; was it for personal storage? The applicant replied with a yes. Member Sperla asked if any outdoor lighting was planned. The applicant replied by saying, "Not at this point." Member Sperla wanted the applicant to know that the Township has a lighting ordinance that would have to be in compliance with if he decided to do that.

Member Logue wanted to know where the septic and drain field was in relationship to the house and building. The applicant replied that it is directly behind the house and north of the proposed building.

Member Lewis asked if the motor home was theirs. The applicant said it was and that once the building is constructed the motor home will sit next to the building.

With no other questions, Chairman Waalkes asked for a Motion to open the Public Hearing.

A Motion was made by Member Lewis and supported by Member Hammond to open the Public Hearing. Motion carried unanimously.

No one from the public was there to ask questions. Staff said that no one had visited the Township with questions or comments.

Member Lewis made a Motion to close Public Hearing. Support was made by Member Williams. Motion carried unanimously. Public Hearing was closed.

Chairman Waalkes asked if there was any additional discussion, comments or Motions.

Member Pennington asked the applicant if the height of the building was higher than 14 feet as mentioned in the Staff Report. The Staff Report actually stated that it would be 14 feet to the midpoint.

Member Sperla made a Motion to approve the Special Use Permit subject to two conditions. The first condition being that a permit would be obtained from the Kent County Road Commission for the driveway. Secondly, if any outdoor lighting is

installed, the applicant would return to Staff and seek Staffs approval with respect to compliance with the Township lighting ordinance. Support by Member Pennington. The Motion carried unanimously.

**ARTICLE 6: Any other business:
Kent County Road Commission Five-Year Road Improvement Plans**

Assistant to the Manager, Sandra Korhorn mentioned the 28th Street Project for 2011. That date had been moved up by the Road Commission from about 2013. It will be a resurface from Kraft to the highway. As part of that, the DDA is going to put in a boulevard just west of the Meijer driveway down to the on ramps for the highway. Beyond that, everything else is pretty basic.

Some of the projects are completely funded by the Road Commission. Some of the seal coating projects are a cost share between the Road Commission and the Township. The Manager works with the Road Commission in deciding what local streets should be done. Local roads are a cost sharing match. Primary roads can be cost sharing, or just the Road Commission.

ARTICLE 7: Adjournment

Chairperson Waalkes requested a Motion to adjourn the meeting.

Motion was made by Member Sperla and supported by Member Hammond to adjourn. Motion carried unanimously and the meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Al Pennington, Secretary

Carol M. Meyer, Planning Administrative Assistant