

**MINUTES**

Cascade Charter Township  
Planning Commission  
Monday, March 5, 2018  
7:00 P.M.

**ARTICLE 1.** Chairman Sperla called the meeting to order at 7:00 P.M.  
Members Present: Johnson, Katsma, Lewis, Noordyke, Pennington, Rissi and Robinson  
Members Absent: Williams (resigned)  
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 Robinson to approve the Agenda. Supported by Member Lewis. Motion carried 8 to 0.**

**ARTICLE 4. Approve the Minutes of the February 19, 2018 meeting.**

**Motion was made by Member Johnson to approve the minutes of February 19, 2018. Supported by Member Rissi. Motion carried 8 to 0.**

**ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items.**

No visitors came forward.

**ARTICLE 6. Case #18-3439 Aaron McConnell/Morton Buildings  
Public Hearing**

**Property Address: 5500 McCords Avenue SE**

**Requested Action:** The Applicant is requesting a special use permit to construct an accessory building over 832 sq. ft.

Director Peterson stated that Applicant is requesting permission to construct a 72' x 210' accessory building (15,120 sq. ft.) The building will be about 22 feet tall as measured to the midpoint. This requires a minimum of a 60 feet setback from the side and rear property line. The building will be used to house equipment to maintain the property. A home is currently being built, however, it is not yet 50% complete and will need to be before a building permit for the barn can be issued. The new building will have the same type of roof and side as the home.

The building will need to meet township standards for any outdoor lighting. It also cannot be used for living space or to run a business.

Director Peterson recommends that you approve the special use permit as requested with the following conditions:

1. The building is not used for living space or to run a business;
2. Any outdoor lighting meets township regulations; and
3. The house must be at least 50% complete (rough in approved) before a building permit can be issued for the barn.

Chairman Sperla invited the Applicant to come forward with any comments.

Applicant offered no additional comments.

**Motion was made by Member Robinson to open public hearing. Supported by Member Lewis. Motion carried 8 to 0.**

Mr. Janeschek came forward. His property connects to said property wanted to inquire about the height of the building. He had previously applied for the same type of permit but was denied and wanted clarification as to why it was favorable for one parcel and not another. Director Peterson and members of the commission gave a variety of reasons that might happen.

**Motion was made by Member Pennington to close public hearing. Supported by Member Rissi. Motion carried 8 to 0.**

**Motion was made by Member Rissi to approve Applicant's request for a special use permit to construct an accessory building over 832 sq. ft. with the conditions recommended by Director Peterson above.**

**ARTICLE 7.**

**Case #18:3438 ADAC Automotive**

**Property Address: 5670 & 5716 Eagle Drive SE**

**Requested Action:** The Applicant is requesting Site Plan Review for an addition and new building.

Director Peterson stated that Applicant is requesting site plan approval to construct a 21,000 sq. ft. addition for the building at 5716 Eagle Drive.

They are also asking for approval to construct a new 56,000 sq. ft. building at 5670 Eagle Drive. The existing building at this location will be demolished to accommodate the new building. Once the new building is constructed, Applicant will relocate the office and remove the existing building.

Director Peterson went on to explain that this project is complicated because the existing property lines are also the local school district boundaries. In order to change the property lines to accommodate these projects, the school districts need to agree to move their boundaries. The Township has already approved the lot line shift, but KISD will also need to approve prior to any permits being issued. Once the property lines are moved, the building will comply with all of the required height, area and setback regulations of the Transitional Industrial Zoning.

The Kent County Road Commission (“KCRC”) has reviewed the plans and approved the curb cut locations. The site plan has also been reviewed and approved by the Fire Department and the Township Engineer.

Director Peterson recommends approval of the site plan under the following conditions:

1. A performance bond for the demolition of the existing building at 5670 Eagle Drive. Once the building is demolished, the bond will be released.
2. Approval from the schools to move the school boundaries prior to a permit being issued; and
3. Applicant execute the storm water agreement.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Brandon Teets came forward to give a brief overview and need for the project.

A brief discussion followed.

**Motion was made by Member Lewis to approve Applicant’s Site Plan for an addition and a new building with the conditions set forth above by Director Peterson. Supported by Member Robinson. Motion carried 8 to 0.**

**ARTICLE 8. Any other business**

**ARTICLE 9. Adjournment**

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

Respectfully submitted,  
Phil Johnson, Secretary