

MINUTES

Cascade Charter Township Planning Commission

Monday, December 19, 2011

7:00 P.M.

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

ARTICLE 2. Chairman Waalkes led the Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Pennington to approve the Agenda. Support by Member Lewis. Motion carried.

ARTICLE 4. Approve the Minutes of the November 14, 2011 Meeting.

Motion was made by Member McCarthy to approve the Minutes as presented. Support by Member Sperla. Motion carried.

**ARTICLE 5. Case #11-3047 Kraft and 28th St Associates
(Public Hearing)**

Address: 4595 28th St

Requested Action: The applicant is requesting an amendment to the existing P.U.D. and site plan approval for Building A.

Chairman Waalkes asked Planner Peterson to introduce the case.

Peterson stated that we are rolling three steps into one. This is being done because the changes are relatively minor and there was a problem with the notices that was not the fault of the applicant. The changes being requested are some small reconfigurations of the site plan mostly to accommodate an additional drive thru for building B on the plan. Originally, there was a drive thru planned at this location but it was removed with a subsequent amendment. Now they are bringing it back. The plan has been approved by the Fire Dept and Township Engineer with the condition that the applicant receives final approval from the Drain Commission.

Staff recommends approval of the P.U.D. changes and site plan approval for Building A as shown on the plans. The applicant will then have to come back for site plan approval for the other buildings.

Chairman Waalkes asked if any Planning Commissioners had questions for Peterson.

Member Sperla asked if the drainage basin for this area had been studied. Peterson indicated that is what the drain commission looks at. The project was approved by the drain commission for the last site plan that had a little more impervious area so this new plan should not be a problem.

Member Lewis asked about the location of the drive thru at Building B. Peterson described the history of the project and reminded them that they will have to submit for site plan approval for the future buildings.

Member McCarthy asked if the plan had sufficient parking. Peterson explained that the parking calculations were done assuming the "worst case scenario". The applicant has provided enough parking for the proposed uses but they will have to be aware of how they lease out spaces to ensure that they will always have adequate parking.

With no other questions of staff, Chairman Waalkes asked if the applicant had anything to add.

Chad Barton from Rockford Construction was present as the applicant. Chad indicated that they are currently working with Qdoba as one of the tenants of Building A but have no other occupants at this time. Chad indicated that they do have the financing to make this project happen this time.

Chad indicated that he understands the concern regarding traffic flow and drive thru movement and they have taken that into account with this design to make sure the site can handle it. They hired Progressive Engineering to design the site for them and after several different options have selected this one as the best for traffic flow on site.

With no other questions of the applicant, Chairman Waalkes asked that the meeting be opened for Public Hearing.

Member Lewis made a Motion to open Public Hearing. Support by Member Robinson. Motion carried.

Roger Kraft at 2485 Kraft Ave was present and wanted clarification of the drive off from Kraft Ave. It was explained that this is a right-in, right-out only drive. It was also explained that the drive connecting to the Meijer internal drives will allow for full access. Peterson explained that these drives are in already.

With no other comments, Member Lewis made a Motion to Close Public Hearing. Support by Member Sperla. Motion carried.

Chairman Waalkes asked if there were any other questions or comments. Member Lewis stated he is still concerned about the number of drive throughs but is comfortable with approving the changes and the site plan knowing that the applicant will have to come back for site plan approval and that we might know more information about what type of traffic will be generated by the drive thru for Building B.

Member Sperla made a Motion that the request for the P.U.D. ordinance amendment be approved by the Township Board. Support by Member Robinson. With no additional comments or questions, the Motion carried unanimously.

Member Robinson made a Motion that the site plan for Building A also be approved as requested with the condition that they receive approval from the Kent County Drain Commission. Support by Member Pennington. With no additional comments or questions, the Motion carried unanimously.

ARTICLE 6: Any other business:

Peterson reviewed the 2011 work plan items and explained what has been done on each item. Discussion took place regarding the farmers market issue. Peterson explained that after meeting with our local farmers that it was not something they were really interested in due to the number of markets already. We will continue to pursue special events for them to participate with us. At the same time the DDA is continuing to investigate ideas to revitalize the downtown area around the Family Fare shopping Center.

Peterson then gave a report on the residential water/sewer users. Peterson explained that the 2009 master plan calls for efforts to get more people connected to public sewer/water. The numbers have stayed flat over the past 5 years even though we are issuing more permits for homes on city sewer/water. This appears to be because of the low number of permits. Peterson also expressed concern that the areas where the permits are from are almost built-out so those numbers could drop in future years if new developments don't come on line. Some members expressed concern for the cost of connecting to utilities and the monthly cost of the service. It was also recognized that some of this cost is due to the low number of customers.

Peterson then gave a brief report of an older study that he had done regarding the number of septic failures in Cascade.

Peterson explained the KCRC 5 year plan as well as the 2012 meeting schedule for the planning commission.

ARTICLE 7: Adjournment

**Motion was made by Member Lewis to adjourn. Support by Member Logue.
Motion carried. The meeting was adjourned at 8:20 p.m.**

Respectfully submitted,

Al Pennington, Secretary

Carol M. Meyer, Planning Administrative Assistant