

MINUTES

Cascade Charter Township
Planning Commission
Monday, July 16, 2018
7:00 P.M.

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

ARTICLE 4. Approve the Minutes of the June 11, 2018 meeting.

Motion was made by Member Johnson to approve the minutes of June 11, 2018. Supported by Member Noordyke. 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 #18:3469 Joe Doody

Public Hearing

Property Address: 7125 Thornview

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 36' x 40' (1,440 sq. ft.) building, which requires a 40 foot setback from the side and rear property lines. The building would be built where the private road ends which would be considered in the side yard.

Director Peterson recommends approval of the special use permit as required with the following conditions:

1. The building cannot be used for living space or to run a business; and
2. Any outdoor lighting meets township regulations.

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

Mr. Doody came forward to briefly explain that the accessory building would be used for storage and would look the same as the home.

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

A neighbor, Mr. Knol, came forward to express his opposition to the project. Mr. Knol lives on Kilmer, down the hill from Mr. Doody. Kilmer has had episodes of water flooding the roadway and Mr. Knol feels that yet another building that would provide more runoff would not be a good idea.

Discussion followed with Mr. Knol. Member Rissi sympathized with him and stated he was very much aware of the problems with Kilmer flooding. It was suggested that Mr. Knol gather neighbors to speak with the Kent County Road Commission about the issue. Also, Mr. Doody said he is going to plant vegetation that might help.

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

Motion was made by Member Lewis to approve the special use permit to construct an accessory building over 832 sq. ft. Supported by Member Noordyke. Motion carried 8 to 0.

**ARTICLE 7. Case #18:3470 Jody Johnson
Public Hearing
Property Address: 9414 36th Street.**

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 a special use permit to construct an accessory building over the allowed square footage, 36' x 40' with an 8' x 40' covered porch (1,760 sq. ft.) This would require a 10 foot setback from the side and 25 feet to the rear property lines.

Director Peterson recommends approval of the special use permit as required with the following conditions:

1. The building cannot be used for living space or to run a business; and
2. Any outdoor lighting meets township regulations.

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

Applicant came forward to simply state that the building would be used for storage.

Motion was made by Member Rissi to open public hearing. Supported by Member Katsma. Motion carried 8 to 0.

No members of the public came forward with any comments on this matter.

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

Motion was made by Member Katsma to approve Applicant's request to construct an accessory building over 832 sq. ft., with the conditions stated by Director Peterson above. Supported by Member Rissi. Motion carried 8 to 0.

ARTICLE 8. Case #18-3456 5989 Tahoe LLC

Property Address: 6030 28th Street SE

Requested Action: The Applicant is requesting site plan approval to construct a new building in the rear portion of PUD 88.

Director Peterson stated that Applicant is requesting site plan approval to construct a new building in the rear portion of PUD 88, to the rear of the existing office building off Tahoe. The building would be 8,000 sq. ft. and is being built to accommodate an addition in the future that would double the size. Access to the new building will be provided through the existing office owned by Applicant on Tahoe, as there is no direct access to a public street. The Centennial Park Overlay Zoning District, who has the opportunity to comment on the design features of the building, has reviewed and approved the plan. The plan does provide a pedestrian connection to the commercial uses along 28th Street, but not provide for vehicular traffic.

The site plan has been reviewed and approved by both the Township Engineer and Fire Department.

Director Peterson recommends approval of the site plan.

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

Mr. Pease, of Integrated Architecture, came forward on behalf of Applicant to give a brief overview of the project. Applicant is consolidating 3 locations down to two. The company's planogram and trade show functions, along with 50 employees would move into the new building.

Motion was made by Member Rissi to approve the site plan, as proposed, to construct a new building in the rear portion of PUD 88. Supported by Member Johnson. Motion carried 8 to 0.

ARTICLE 9. Case #17:3419 Starbucks-Thornapple Centre

Property Address: 6759 Cascade Road

Requested Action: Planning Commission recommendation to the Township Board to approve changes to the Thornapple Centre PUD.

Director Peterson stated that at the public hearing on June 11, 2018, the Planning Commission granted preliminary approval of the site plan giving way for staff to write the PUD amendment for the project.

The PUD ordinance has been reviewed and approved by Applicant.

Director Peterson recommends that the Planning Commission forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan. The Township Board would then hold an additional public hearing to consider the recommendation.

Motion was made by Member Rissi to send a positive recommendation to the Township Board to approve changes to the Thornapple Centre PUD. Supported by Member Krieter. Motion carried 8 to 0.

ARTICLE 10. Case #18:3458 Fox Subaru-East Imports

Property Address: 6045 28th S.E.

Requested Action: Planning Commission recommendation to the Township board to approve changes to the East Imports PUD.

Director Peterson stated that at the public hearing on June 11, 2018, the Planning Commission granted preliminary approval of the site plan giving way for staff to write the PUD amendment for the project.

The PUD ordinance has been reviewed and approved by Applicant.

Director Peterson recommends that the Planning Commission forward a positive recommendation to the Township Board for approval of the PUD amendment and site plan. The Township Board would then hold an additional public hearing to consider the recommendation.

Motion was made by Member Rissi to send a positive recommendation to the Township Board to approve changes to the East Imports PUD. Supported by Member Pennington. Motion carried 8 to 0.

ARTICLE 11. Any other business

ARTICLE 12. Adjournment

Motion was made by Member Johnson to adjourn. Supported by Member Rissi. Motion carried 8 to 0. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,
Phil Johnson, Secretary