

MINUTES
Cascade Charter Township
Planning Commission
Monday, September 10, 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, Rissi and Sperla
Members Absent: Noordyke, Pennington
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 Rissi to approve the Agenda. Supported by Member Krieter. Motion carried 6 to 0.

ARTICLE 4. Approve the Minutes of the August 13, 2018 meeting.

Motion was made by Member Lewis to approve the minutes of August 13, 2018. Supported by Member Rissi . Motion carried 6 to 0.

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

No visitors came forward.

**ARTICLE 6. Case #18:3472 Cascade Twp Zoning Map Correction
Public Hearing**

Property Address: 3196 Kraft Ave.

Requested Action: To correct the labeling of the Zoning Map.

Director Peterson stated that the East side of Kraft Ave was labeled PUD 42 and for years was part of ordinance 5 of 1986 and after doing research it was supposed to be called 5 of 1987 also called Joseph Pacitti PUD.

Director Peterson suggests doing a formal amendment to fix this error with the recommendation to the Township Board to fix the Zoning Map so the PUD 42 would be labeled as the Joseph Pacitti PUD ordinance 5 of 1987.

Motion was made by Member Rissi to open public hearing. Supported by Member Lewis. Motion carried 6 to 0.

No members of the public wish to speak on this manner.

Motion was made by Member Rissi to close public hearing. Supported by Member Krieter. Motion carried 6 to 0.

Motion was made by Member Rissi to approve and recommend to the Township Board to make the changes to the Zoning Map. Supported by Member Johnson. Motion carried 6 to 0.

ARTICLE 7. Case #18:3480 Mark Stachowiak

Public Hearing

Property Address: 7871 Shadybrook Dr 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 a special use permit to construct a 60' x 30' barn in the back yard with it being 10' off one property line and 25' off the other which would limit the building to a 14' height at the midpoint which they propose to do. They have less than 3 acres and this will be the only detached accessory building on the property as they will tear down a small building with no bond necessary but suggest a limitation to make sure that building is removed when the new building is complete. The barn would be used for a boat, car, storage and a hobbyshop. The barn would have wood siding and asphalt shingles to match the home. Owners would like a new curb cut out to Buttrick for their accessory building which would require approval from the Kent Co Road Commission.

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
2. Any outdoor lighting meets township regulations
3. Permit obtained from Kent Co. Road Commission for access onto Buttrick; and
4. The existing building be removed no more than 30 days after completion.

Member Krieter wondered if the Road Commission doesn't approve the driveway can they modify it and was told by Director Peterson that if the Road Commission denies the curb cut they can use their existing access off Shadybrook.

Motion was made by Member Rissi to open public hearing. Supported by Member Krieter. Motion carried 6 to 0.

Neighbors Jim and Pat Kucera who lives next door asked if 10' ft from the property line is normal and Director Peterson said it is normal. They expressed concern over the size of the building.

Motion was made by Member Rissi to close public hearing. Supported by Member Lewis. Motion carried 6 to 0.

Director Peterson stated because the Applicant was not present at the meeting and there are concerns from neighbors that the case be discussed at next weeks' meeting. The Applicant would be notified that his neighbors were present and have questions and concerns.

Motion was made by Member Rissi to table the case until the Applicant can come to the meeting to discuss legitimate questions. Supported by Lewis. Motion carried 6 to 0.

ARTICLE 8. Case #18-3481 Craig Doezema
Property Address: 5625 Alaska Ave.

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

Director Peterson stated that Applicant is requesting a special use permit to construct a building approximately 1900 sq ft and 13ft tall midpoint on 5 acres taking the place of an existing building. Having 5 acres allows them to have two out buildings. It will be used for storage of equipment and have wood siding and metal roof to match the home. It is R1 residential.

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.

Mr. Doezema stated the new building will be replacing a structurally unsound old barn that is down already. It will have electric.

Motion was made by Member Rissi to open public hearing. Supported by Member Lewis. Motion carried 6 to 0.

Neighbor Pete Kenny expressed support for the new building.

Motion was made by Member Rissi to close public hearing. Supported by Member Lewis. Motion carried 6 to 0.

Motion was made by Member Rissi to approve the special use permit to construct an accessory building over 832 sq ft with the conditions stated by Director Peterson above. Supported by Member Krieter. Motion carried 6 to 0.

i
ARTICLE 9. Any other business

ARTICLE 10. Adjournment

**Motion was made by Member Johnson to adjourn. Supported by Member Rissi.
Motion carried 6 to 0. The meeting was adjourned at 7:45 p.m.**

Respectfully submitted,
Phil Johnson, Secretary