

MINUTES

Cascade Charter Township
Planning Commission
Monday, November 14, 2016
7:00 P.M.

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

ARTICLE 4. Approve the Minutes of the October 3, 2016 Meeting.

Motion was made by Member Sperla to approve the Minutes as presented. Supported by Member Williams. Motion carried 7 to 0.

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

No visitors who were present wished to speak about non-agenda items.

ARTICLE 6. Case #16:3337 Karl Romence

Public Hearing

Property Address: 5752 Hall Street

Requested Action: The Applicant is requesting a Special Use Permit to construct an accessory building in excess of 832 sq. ft.

Director Peterson stated that the Applicant is requesting permission to construct a 30' by 40' accessory building (1,200 sq. ft.). The building will be 12 feet tall as measured to the midpoint. Use of the building would be for personal storage of lawn equipment, cars, etc.

The building would be located in the rear yard and 10 feet from the side property line and 25 feet to the rear property line. These are the minimum required setbacks. With less than 3 acres, the property would only be allowed this one accessory building. The building would have wood siding and asphalt shingles. Any outdoor lighting will be required to be shielded and downcast or at a level that is exempted. The building will not and cannot be used for living space or to run a business.

Director Peterson recommends approval of the request to construct the new accessory building under the following conditions: (1) the building will not be used for living space or to run a business; and (2) any outdoor lighting meets township regulations.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Karl Romence came forward simply to make himself available to answer any questions the members may have regarding the building.

Motion was made by Member Mead to open the public hearing. Supported by Member Rissi. Motion carried 7-0.

No one came forward.

Motion was made by Member Rissi to close the public hearing. Supported by Member Mead. Motion carried 7-0.

Motion was made by Member Rissi to approve the Special Use Permit to construct the accessory building in excess of 832 sq. ft. with the conditions laid out in the staff report. Supported by Member Lewis. Motion carried 7-0.

ARTICLE 7. Case #16:3330 Cascade Lodging – Meijer PUD Amendments

Public Hearing

Property Address: 5411 28th Street Court.

Requested Action: The Applicant is requesting preliminary approval to amend the existing PUD to allow for a new hotel.

Director Peterson stated that the Applicant is requesting Preliminary Plan Review in order to construct a new hotel on vacant property currently owned by Meijer. The new hotel is being located just to the West of the main Meijer truck docks. Between the location and the odd shape of the lot leaves little room to make adjustments.

The Meijer property was put into a PUD in 2002 to accommodate the development along 28th St. The underlying zoning district is general business. This designation requires a minimum of 3 acre parcels. With approximately 36 acres in total, the development could accommodate as many as 12 parcels. This development would allow for parcels 8 and 9 to be recreated.

The new hotel is seeking the PUD amendment not only to add the hotel, but because it does not meet several of the underlying zoning regulations. These deviations include: (1) 2.57 acres, instead of the minimum of 3 acres; (2) building height of 60 feet and 4 stories, instead of 35 feet or 3 stories (whichever is less); (3) North front setback of 63 feet, instead of 100 feet; (4) West front setback of 51 feet, instead of 100 feet; and (5) bufferyards of 10 feet, instead of 20 feet.

A traffic study was discussed given the change in the project. This project is in compliance with the master plan, so it was decided one was not needed. Applicant has

provided Director Peterson with a document that indicates they have access to all of the drives around them giving them access to Kraft and 28th St.

Applicant has not indicated any sign deviations. They have indicated that the storm water from the site will be addressed and improved to comply with the township's storm water ordinance. This area is handled by a regional storm water system and has been approved by the Township and County engineers.

Director Peterson recommends approval of the plan. Once approved, the township and Applicant will put together the P.U.D. Ordinance Amendments for the Planning Commission's review so they can make a recommendation to the Township Board.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Andy Andre of Bud Design came forward on behalf of the Applicant. He explained this will be a Townplace Inn & Suites (a Marriott product). He gave a 3D Google Earth presentation of the project and answered questions presented to him.

Motion was made by Member Lewis to open the public hearing. Supported by Member Mead. Motion carried 7-0.

No one came forward.

Motion was made by Member Rissi to close the public hearing. Supported by Member Mead. Motion carried 7-0.

Motion was made by Member Sperla to give preliminary approval to amend the existing PUD to allow for the new hotel. Supported by Member Rissi. Motion carried 7-0.

ARTICLE 8. Case #16:3341 Oak Harbor Preserve

Property Address: 7901 48th St., 7735 48th St., 4580 Little Harbor Dr.

Requested Action: The Applicant is requesting basic plan review to rezone approximately 40 acres to PUD to allow for 31 site condominium units.

Director Peterson stated that the Applicant is requesting Basic Plan Review in order to rezone approximately 40 acres for a Site Condominium Planned Unit Development called Oak Harbor Preserve. This rezoning request is for 31 single-family site condo units. The property is zoned R1, single-family and is Master Planned the same.

The Applicant has drawn a plan showing how the property could be developed with 31 lots using 50% open space with a minimum of 21,000 sq. ft. per lot. This plan meets the township's subdivision ordinance for density.

The development will be served by wells and septic. The Applicant has a report from the Kent County Health Department ("KCHD") dated August 31, 2016 in which they found some levels of arsenic in the groundwater. As such, the KCHD is requiring certain

provisions to deal with the arsenic. The Township should get a detailed report from the Applicant on how they plan to address these conditions from the KCHD.

The Applicant is seeking PUD rezoning in order to increase the minimum lot size to achieve a better design for the subdivision. The proposed plan provides for 29% of the developable acreage to be left as open space and a minimum lot size of 25,000 sq. ft. with an average lot size of 27,085. The open space that is being provided is mainly located along the road frontages of the project.

This project has previously been approved in 2006 and awarded several extensions. However, the applicant never initiated the project so it has expired. Applicant would like to have the same project approved once again. Because it has expired, they need to go through the entire approval process again.

This project includes some of the property that was considered for the 48th Street sand mine in 1998. Some neighbors expressed concern for their wells and possible protected plant species on the property. This Applicant should be providing some documentation that these issues have been evaluated and taken into account for their project.

The Township Engineer will need to approve the storm water plan prior to the public hear. This is probably the only area that may requires some additional work by the Applicant as the Township's storm water regulations have been updated since 2006.

If all procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that state of the review process that the merits of the request will be considered and the detailed site plans will be required and reviewed. Before proceeding to the public hearing stage, Director Peterson recommends that the Applicant submit the following:

- (1) Review and approval by KCRC for street names and drive locations;
- (2) Provide some analysis/evaluation of the impact on neighboring wells and possible protected plant species on the property;
- (3) Plans indicating the private roads meet out design standards;
- (4) Approval from the Township Engineer; and
- (5) Provide a detailed plan that is acceptable to the KCHD to address the concerns from the August 31, 2016 review.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Randy Veenstra of Veenstra & Associates came forward on behalf of Applicant to give an overview presentation of the development and address any questions and concerns. Discussion followed mainly regarding sand, building development, wells, arsenic levels, and notice to neighbors about the development.

A question arose from the audience in regards to the property lines. Discussion followed and there was a consensus that the property be restaked.

As this was a basic plan review, no action was required by the commission members at this time.

ARTICLE 9. Case #16-3342 Paragon Die & Engineering

Property Address: 5225 33rd Street

Requested Action: The Applicant is requesting site plan approval for a 17,000 sq. ft. addition.

Director Peterson stated that Applicant is requesting site plan approval in order to construct an approximate 17,000 sq. ft. addition. This addition is located in the sideyard along the East side of the building. The Applicant has an addition in the rear yard which came before the Commission in 2012. In order to accommodate the addition, they are expanding the parking lot and combining their property next door that houses the truck facility. They show 194 spaces and Director Peterson has calculated a required 180 spaces. The Township Fire Department has reviewed and approved the plans. The Township Engineer has reviewed and approved the plans with a condition that the storm sewer easement issue is resolved prior to a permit being issued.

Director Peterson recommends approval of the Site Plan for the addition as shown on the site plan dated 10-6-2016 contingent on the following conditions:

- (1) Receive a soil erosion control permit from KCRC, if required;
- (2) Combine the property with the 5287 33rd St. property;
- (3) Execute the storm water agreement; and
- (4) Resolve the storm water easement issue prior to a building permit being issued.

Chairman Waalkes asked the Applicant to come forward with any comments.

Mr. Doug Stalsenburg of Excel Engineering came forward to briefly outline the project, discuss storm water runoff and answer any questions posed by the Commission members.

Motion was made by Member Lewis to approve the site plan for the 17,000 sq. ft. addition with the conditions noted by Director Peterson above. Supported by Member Sperla. Motion carried 7-0.

ARTICLE 10. Cascade Township

Consider adoption of resolution for 2017-2022 Capital Improvement Plan.

Mr. Ben Swayze, Cascade Township Manager came forward and presented a budget plan for the next 6 years for improvements within the township.

Motion was made by Member Sperla to adopt the resolution to send to the Township for approval. Motion carried 7-0. Roll call was taken.

ARTICLE 11. Kent County Road Commission 5-year plan (2017-2021).

This plan was presented to the Planning Commission members for informational purposes only.

ARTICLE 12. Any other business.

No other business was presented.

Next meeting of the Planning Commission will be December 5, 2016.

ARTICLE 13. Adjournment.

Motion was made by Member Rissi to adjourn. Supported by Member Mead. Motion carried 7 to 0. The meeting was adjourned at 9:00 p.m.

Respectfully submitted,
Scott Rissi, Secretary