

MINUTES
Cascade Charter Township Planning Commission
Tuesday, February 17, 2009
7:00 p.m.

- ARTICLE 1.** Chairman Robinson called the meeting to order at 7:00 p.m.
Members Present: Lewis, Logue, McCarthy, McDonald,
Pennington, Robinson, Sperla, Waalkes
Members Absent: Hammond (excused)
Others Present: Township Planning Director Peterson, Recording
Secretary Hern and Members of the Public.
- ARTICLE 2.** Chairman Robinson led the Pledge of Allegiance to the Flag.
- ARTICLE 3.** **Approval of the Agenda for the February 17, 2009 Planning
Commission Meeting.**
Chairman Robinson requested a motion for the approval of the
February 17, 2009 Agenda.
- Motion was made by Member Lewis and supported by
Member Waalkes to approve the Agenda as presented. Motion
carried unanimously.**
- ARTICLE 4.** **Approval of the Minutes from the January 20, 2009 Meeting.**
Chairman Robinson asked if there were any corrections to the
January 20th Minutes or requested a motion for approval.
- Member Pennington commented the he believes he remembered in
the meeting that several of the Commissioners were in favor of the
fitness center with health-related offices and does not recall any
objection to the Watermark offices being within the building under
Article VI, on Page 8. Member Sperla noted those expressions are
intermixed throughout the minutes of Article VI. Member
McDonald noted on Page 5 there is a sentence in the minutes that
states Watermark Development would move their offices into the
building along with an interior design group. Planning Director
Peterson said he would clarify the language.
- Member Waalkes noted on Page 9 Jeff Sperla, Secretary needs to
be corrected to John Sperla, Secretary.
- Motion was made by Member Sperla and supported by
Member Pennington to approve the January 20, 2009 Minutes
as corrected. Motion carried unanimously.**

ARTICLE 5.

Case # 08-2962: Concept Design Group

(PUBLIC HEARING)

Address of Property: 6025 28th Street

Requested Action: Amending the existing Planned Unit Development (P.U.D.) for Delta Imports to allow for a small expansion and minor modifications to the parking lot.

Planning Director Peterson referred to the site map noting Delta Imports with WalMart to the West, vacant land to the North and South and office to the East.

Planning Director Peterson noted the building addition of approximately 3,000-square feet and the existing building is 34,600-square feet. There are minor modifications made to accommodate the expansion and the parking lot close to the expansion and the Applicant has reconfigured the parking area adding a new access to the North side of the site.

There are also two (2) changes to the front parking: currently there is a landscaped island the Township allows with a couple of parking pads for display cars and the Applicant is proposing to changing this to "traditional" parking. There would be landscaped islands on the end of the rows, along with one in the middle.

The second are modifications in the front (south), of the site along 28th Street the Applicant has some car display pads that they are redesigning to increase the number of cars on display.

Staff has also provided the corrected language for the P.U.D., updating the correct size of the expansion and the parking changes along with the one-page amendment that the Applicant has reviewed and provided their comments as well.

Staff recommends approval of the modified Site Plan and a favorable recommendation to the Township Board.

Member Sperla asked if the case was noticed for Public Hearing and Planning Director Peterson said it was.

Member Sperla asked if the drive in the rear of the building was part of the original site and Planning Director Peterson said it was and it is there today.

Member Sperla asked if there is additional landscaping or if the landscaping is currently there and Planning Director Peterson said the landscaping is there.

Member Sperla asked if there were any concerns from the neighbors in the back when the original plan was approved. Planning Director Peterson said he does not recall the neighbors being concerned. Peterson felt this was due to the fact that the Office zone is still providing the separation of B2 and residential uses.

Member Logue asked if traffic would still flow behind the site with the addition and Planning Director Peterson said it would since they are adding the new drive.

He also noted that the Applicant has increased their storm water capacity to address the small increase in impervious surface.

Member Waalkes asked if the landscaping is still meeting Township requirements and Planning Director Peterson said yes.

Member Logue asked if the Fire Department would be reviewing the changes and Planning Director Peterson said they have seen it and did not have any comments.

Member Sperla asked where the storm water goes. Applicant Representative Steve Fry, Concept Design Group, said that the front half of the property's water goes to 28th Street and the back half goes into the detention pond behind the site. The new addition is at the dividing line of the two storm water districts so the reason for the small detention pond is that it is detained and then goes to a storm line that goes to WalMart. Member Sperla asked where the water ultimately goes and Planning Director Peterson said the Schoolhouse Creek Watershed.

Representative Fry said that the reason for the expansion is for servicing vehicles and the changes to the front are for the outdoor showroom that would allow for an additional eight (8) vehicles.

Member Lewis asked if the parking spots increased for customers and Representative Fry said they increased the show car parking.

Member Sperla asked if the vehicles parked in the back are stored vehicles and Representative Fry said yes.

Motion was made by Member Waalkes and supported by Member McCarthy to open the Public Hearing. Motion carried unanimously.

Staff did not receive any letters or phone calls regarding the case.

Motion was made by Member Waalkes and supported by Member Sperla to close the Public Hearing. Motion carried unanimously.

Member Sperla asked if there was any new lighting on the site and Planning Director Peterson said there would be two (2) new wall packs and the removal of a light pole. Representative Fry said that is correct.

Motion was made by Member McDonald and supported by Member Pennington to approve the amendment of the existing P.U.D. to allow for the expansion and minor modifications to the parking lot and a favorable recommendation to the Township Board. Motion carried unanimously.

Member Lewis commented that the dealership caused concern with tents and flags and complimented and thanked the dealership for their cooperation in what the Township is trying to achieve on 28th Street.

ARTICLE 6.

Any Other Business.

Chairman Robinson opened the meeting for any other business. There was no other business of the Planning Commission.

Member Lewis noted that he attended a meeting following the Zoning Board of Appeals (ZBA). At the ZBA Meeting, there was a request from a non-profit organization for a temporary banner sign at Jack Smith by the Library. The ZBA requested the Planning Commission consider changing the sign rules to allow for these types of signs.

Member McDonald noted that the banners are a specific size and to clarify that these are for community based events, this specific request includes Cascade Business Association and Ada Business Association. There is no advertising or business sponsoring on the banner.

Member Sperla noted there should be a direct connection with Cascade Township to allow for the banner signs.

Planning Director Peterson said there have been three (3) requests for these types of signs approved by the Township.

Member Sperla noted there could be a criteria listed in the ordinance for the temporary banners.

Member McDonald said that if you reviewed the ordinance there is specific mention of no endorsements on the banner. Since the

banners were allowed for Cascade Township and American Cancer Society, there is some precedence established. He clarified that should the ZBA develop criteria so these requests do not have to go before the ZBA each time for the Planning Commission to approve.

Member Pennington asked what the time period was that the three (3) requests came through the Township. Planning Director Peterson said that the Township and American Cancer Society have been coming before the ZBA for over four (4) years now annually.

Member Pennington asked if the non-profits had to come before the ZBA each year and Planning Director Peterson said only if their banner has changed.

The Planning Commission favored leaving the requests to the ZBA for their review.

ARTICLE 8.

Adjournment

Chairman Robinson requested a motion for adjournment.

Motion was made by Member McCarthy and supported by Member McDonald to adjourn. Motion carried unanimously and the meeting was adjourned at 7:52 p.m.

Respectfully submitted,

John Sperla, Secretary

Lisa Hern, Recording Secretary