

MINUTES

Cascade Charter Township
Planning Commission
Monday, February 24, 2020
7:00 P.M.

ARTICLE 1. Chairman Rissi called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Slater, Rapin, Deering, Rissi, Krieter, and Moxley
Members Absent: Noordyke, excused
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 Krieter to approve the Agenda. Supported by Member Deering. Motion carried 8 to 0.

ARTICLE 4. Approve the Minutes of the January 20, 2020 meeting.

Motion was made by Member Deering to approve the minutes of January 20, 2020. Supported by Member Johnson. Motion carried 8 to 0.

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

None wish to speak.

ARTICLE 6. Presentation of Resolution to Jack Lewis

Motion was made by Member Moxley to approve the Presentation of Resolution to Jack Lewis. Supported by Member Johnson. Motion carried 8 to 0.

Chairman Rissi read the Resolution to Mr. Lewis, and those in attendance.

**Article 7. Case #20-3574 Edward Rose Development Company
Public Hearing**

Property Address: 5794 Broadmoor Ave

Requested Action: The Applicant is requesting a Type I Special Use Permit to install a TV Antenna for their apartment complex at 5794 Broadmoor Ave.

Director Peterson stated this antenna will be at the northern end of the site. The antenna is about 80 feet tall, and will go through the same process of approval as cell towers. The Special Use Permit needs to be approved by the Planning Commission, and does not need to go in front of the Township Board. Director Peterson stated that being close to the airport does require permits from MDOT and the FAA, and there are copies of those permits in the packet tonight. Member Johnson pointed out that the permits expired yesterday, so those will need to be renewed.

Staff recommends approval of the Applicants request.

Member Moxley asked Director Peterson if this antenna is for TV stations only, Director Peterson confirmed that it is.

Chairman Rissi invited the Applicant to come forward with comment.

The Applicant did not come forward, but stated they are happy to answer any questions.

Motion was made by Member Krieter to enter in to Public Hearing. Supported by Member Katsma. Motion carried 8-0.

No public comment was made.

Motion was made by Member Johnson to exit Public Hearing. Supported by Member Deering. Motion carried 8-0.

Motion was made by Member Krieter to approve the Special Use Permit with the condition that the necessary permits be renewed. Supported by Member Slater. Motion carried 8-0.

ARTICLE 8. Case #19-3570 Augusta Tower
Property Address: 5680 Kraft Ave SE
Requested Action: Site Plan Review for a new warehouse, which includes speculative space.

Director Peterson stated this will be a new warehouse building, with some speculative space that may be leased out to industrial users at some point. Most of the space will be used as contractor yard space for tower building. The building is about 42,000 sq ft, and this review does not need to be approved by any other Board. Director Peterson stated that while there are other uses allowed in the industrial district, parking ratios may need to be monitored by the owner based on tenant use of the building.

Director Peterson stated that the Applicant has proposed to have two driveways, meaning two curb cuts out to Kraft Ave. Because they have over 300 feet of frontage, the Ordinance does allow the Planning Commission to approve two curb cuts. Director Peterson states the Applicant has been to the Zoning Board of Appeals for the two curb cuts as they don't meet spacing requirements on a 45mph street. 300 feet of distance is required between two curb cuts, the Applicants proposal is 270 feet of distance and the Zoning Board has approved this variance. Director Peterson stated that the Applicant has provided an agreement with the two properties to the north that will allow them to have future access to the curb cut if needed.

Director Peterson recommends approval of the second curb cut.

Director Peterson states the lighting and landscape plans have been received, and there are a couple of items that need to be adjusted. There are some lights that are above the 5-foot candle measurement. Director Peterson describes the landscape plan to be very robust, however a few more plantings will be required along Kraft Ave. Director Peterson recommends a \$5,000 landscape bond.

There is a small detention pond in the front of the building. The airport has been part of this review as detention ponds in and around the airport are required to drain dry to not attract wildlife. The plans have been revised to meet the Township Engineers requirements for stormwater, a stormwater agreement will still need to be produced. This plan has been through the civil engineering process, and has been reviewed and approved by the Fire Department. There is a large deferred assessment from the water and sewer installation on Kraft Ave that the Applicant is aware of; they will need to get this as part of the building permit process.

Director Peterson stated there are some areas where the curb radius is crossing property lines. Written approval from the neighbor to the south has been acquired, and will need to be obtained from the neighbor to the north.

Staff is recommending approval of the Applicants request with the following conditions:

1. Record the storm water maintenance agreement
2. Submit revised photometric site plan in compliance with our requirements
3. Submit revised landscape plan in compliance with our requirements along with a landscape bond of \$5,000
4. Written approval from the neighboring property owners as shown on the site plan

Member Slater asked for clarification about the spacing requirements for curb cuts, Director Peterson explained and stated the Zoning Board can grant a variance request to go down to the next level of spacing requirement, which is 210 feet.

Member Moxley asked Director Peterson if the properties to the north will have use of the industrial use driveway per the access agreement. Director Peterson stated that their access will be from the furthest north curb cut should those properties be developed on their own.

Member Rapin asked for Director Peterson if the properties to the north would ever have their own driveways. Director Peterson stated that they would not, and will be serviced by the driveway furthest north, or possibly an additional one further to the north that would need to meet spacing requirements.

Motion was made by Member Krieter to approve the site plan with the four conditions previously stated by Director Peterson. Supported by Member Moxley. Motion carried 8-0.

ARTICLE 9. Cascade Township Planning Commission 2020 Workplan

Director Peterson stated that the proposed workplan for 2020 are the same items that were generated from the joint meeting with the Downtown Development Authority, Township Board, and Zoning Board of Appeals last year. Director Peterson stated that instead of picking a few to complete, he would like to keep the list open and complete items as possible throughout the year.

ARTICLE 10. Adjournment

Motion was made by Member Moxley to adjourn. Supported by Member Krieter. Motion carried 8 to 0. The meeting was adjourned at 7:22 p.m.

Respectfully submitted,
Brett Katsma, Secretary