

MINUTES

Cascade Charter Township Planning Commission
Monday, January 23, 2012
7:00 P.M.

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 p.m.
Members Present: Hammond, Lewis, Mead, Pennington, Sperla, Waalkes, Williams
Members Absent: McCarthy and Robinson: both excused
Others Present: Planning Director Steve Peterson

ARTICLE 2. Chairman Waalkes led the Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Sperla to approve the Agenda. Support by Member Pennington. Motion carried.

ARTICLE 4. Approve the Minutes of the December 19, 2011 Meeting.

Motion was made by Member Lewis to approve the Minutes as presented. Support by Member Williams. Motion carried.

ARTICLE 5. Case #12-3058 Goodwill Industries

Address: 2700 Kraft Ave.

Requested Action: Site Plan approval for a new 20,000 sq ft retail store.

Chairman Waalkes asked Planner Peterson to introduce the case. Peterson stated that the site was originally planned and approved (2007) for a larger strip center of about 27,000 sq ft. The foundation was built and then the project fell apart.

The main tenant will be a Goodwill retail store, approximately 15,000 sq ft. The rest of the building will be speculative retail space.

The new site plan does push the building further away from the residential use to the NE.

No new access is planned from Kraft Ave. and the developer will be completing the sidewalk along their Kraft Ave. frontage.

The biggest complaint/concern we have received for this particular area has been the look of this lot and the road. The road only has one layer of asphalt and never got its finished coat.

We have not yet received a copy of their lighting plan. They are aware of our standards and will have to submit a photometric plan before a building permit can be issued.

The storm water plan has been reviewed and approved by the township engineer. One issue that still needs to be addressed by the applicant is the release of a couple of old drainage easements on the property. The developer is in the process of getting those released.

The township fire department has reviewed and approved the plans.

The proposed signage is consistent with the approved PUD Ordinance and will require a separate permit after the site plan has been approved.

Staff recommends approval of the site plan with the following conditions:

1. Submit the photometric plan to ensure compliance with our standards.
2. Supply the township with a landscape bond of \$7,000.
3. Apply for and receive a soil erosion control permit prior to site work.
4. Compliance with the Fire Dept. report.
5. Release of the old drainage easements.

Chairman Waalkes asked if anyone had any questions for Staff. Member Sperla asked if there had been any opposition for the last site plan. Peterson replied there had not been; however when the original PUD was done there were concerns about the traffic flow, lighting, and the fence along the north property line.

A question was asked if the exterior perimeter landscaping would be natural or irrigated. Chairman Waalkes requested that applicant answer this question and add any comments.

Ken Watkins of Architectural Concepts was present representing Goodwill Industries. He also introduced Dave Brinza from Goodwill and Jeff Brinks from Williams and Works, civil engineering consultant for the project. Also present was Michael Garritt from Pinnacle Ventures who will be the owner of the property.

Mr. Watkins answered questions/concerns from board members:

- They are working on the photometric plan.
- They are planning light poles no higher than 20 ft.
- The paperwork process has been started to get the old drainage easements removed.

- The portion of the fence that is on their property will be maintained when needed.
- The whole site will be irrigated.

Member Lewis expressed concern with the service road as it has been in disrepair for quite some time. He would like to know who owns the road and who will improve and maintain the road.

Mr. Watkins stated that they have no current plans for the service drive but they will pave their own entryway and parking. The Planner stated that each property owner is responsible for their piece of the cross access drive. Mr. Watkins added that if there are bad spots along their property, it will be addressed.

Member Sperla asked, in reference to the storm water, which way it flows and if there is a detention pond. The Planner stated that there is a detention pond and that it releases to the west and there have not been any problems with the detention pond that is there.

Member Lewis asked what they have in mind for the rest of the retail space. Mr. Watkins said that they have no one in mind at this time. He said there could be anywhere from one to four users for the remaining space.

Mr. Watkins commented that none of the existing foundation will be re-used. It will be taken out. Some of the existing storm pipes, catch basins, and waterlines will be re-used.

Chairman Waalkes summarized what was before the Board. He noted that Staff has recommended approval, but with 5 conditions. Waalkes asked for a Motion, unless there were more questions or discussion.

Member Sperla made a Motion to approve the recommendation of the site plan along with the five conditions specified by Staff. He added that if there is any disrepair to the fence line along the property that it would be repaired. Sperla also said that they should continue to have dialog with Staff relative to any changes that need to be made with respect to the roadway in front of their place. This is not a condition other than that they continue to communicate with Staff. Support by Member Lewis. With no additional discussion the Motion carried unanimously.

ARTICLE 6: Any other business:

A. Staff and board members reviewed the following documents:

1. Planning Department 2011 Annual Report

2. Michigan Society of Planning, Community Planning Principles
3. Rules of Conduct for the Cascade Charter Township Planning Commission

B. Election of Officers/Assignments

Chairman Waalkes stated that it is traditional that the Vice Chair moves up to Chair and that the Secretary moves up to Vice Chair. That would place Sperla as Chair and Pennington as Vice Chair. A Secretary needs to be elected.

Member Lewis made a Motion to elect Member McCarthy as Secretary. Support by Member Waalkes.

Member Lewis included in the Motion to fill the other positions with Sperla as Chair and Pennington as Vice Chair. Support by Member Hammond. Motion carried unanimously.

Member Lewis made a Motion to appoint Member Hammond to the position of Zoning Board of Appeals Representative. Support by Member Waalkes. Motion carried.

Member Lewis made a Motion to reappoint Member Hammond as Representative for the Village Design Review Committee. Support by Member Sperla. Motion carried.

ARTICLE 7: Adjournment

Motion was made by Member Lewis to adjourn. Support by Member Williams. Motion carried. The meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Karen McCarthy, Secretary

Carol M. Meyer, Planning Administrative Assistant