

## MINUTES

Cascade Charter Township Planning Commission  
Tuesday, February 18, 2014  
7:00 P.M.

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

**ARTICLE 2. Pledge of Allegiance to the flag**

**ARTICLE 3. Approve the current Agenda.**

**Motion was made by Member Mead to approve the Agenda. Support by Member Robinson. Motion carried 8-0.**

**ARTICLE 4. Approve the Minutes of the February 03, 2014 meeting.**

**Motion was made by Member Lewis to approve the Minutes as corrected. Support by Member Mead. Motion carried 8-0.**

**ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)**

There was no one present who wished to speak on non-agenda items.

**ARTICLE 6. Case #14-3171 – SABLE VALLEY  
Public Hearing**

**Requested Action:** Applicant is requesting a P.U.D. Text Amendment and recommendation to the Township Board

Planner Peterson stated the PUD was approved recently. Unit number one is the existing home with six other lots being developed. The original wording of the documents stated that this would be a seven unit site condominium project. They are now asking to change it to one un-platted property and six condominium units. It doesn't change the development from our end; but, it does require a text amendment to reflect the changes. The reason for the amendment is to recognize within the association that the six site condominiums will be the homeowners that will be paying for the upkeep of the association. The single un-platted lot will not be within the association. I would like to suggest a positive recommendation to the Board to allow the Text Amendments that Sable Valley is requesting.

Chairman Pennington asked if there was a plan developed reflecting the different lot numbers. Planner Peterson stated that there are no changes to the lots. The P.U.D. Ordinance will remain the same with seven lots. The wording is simply changing from seven site condo's to six site condo's and one un-platted lot. The un-platted lot will be removed from the site condo association.

Chairman Pennington requested the Applicant come forward with any comments.

John Bitely, President, Sable Developing came forward for comments.

Chairman Pennington stated that one unit is being pulled from the association. Will this unit still be under the bylaws of the association? Will they have use of the property or are they truly independent of the association and non-regulated? John Bitely stated that it will be a stand- alone property not held to the constraints of the association. It is designed to make the unit independent.

Chairman Pennington stated that it is a six unit Association but seven parcels are covered by the P.U.D. John Bitely confirmed this statement.

Member Williams stated that it makes perfect sense to have the house separate. It will make the house more saleable. It has a separate drive, it's a different style home, and it makes more sense to remove it from the Association.

**Member Sperla made a motion to open the Public Hearing. Support by Member Hammond. Motion passed 8-0.**

No one wished to comment on the Public Hearing.

**Member McCarthy made a motion to close the Public Hearing. Support by Member Sperla. Motion Passed 8-0.**

**Member Lewis made a motion that we approve the P.U.D Text Amendments as written for CASE #14-3171 Sable Valley and forward a positive recommendation to the Township Board. Member Robinson supported the motion. Motion passed 8-0.**

**ARTICLE 7. Any other business**

- Community Planning Principles
- Rules of Communication

Planner Peterson stated that the Community Planning Principles and Rules of Communication are in the packets. They serve as reminders and we include them every year.

**Article 8. Adjournment**

**Member Lewis made a motion to adjourn. Member Meade supported. Motion carried unanimously 8-0. The meeting was adjourned at 7:25 pm.**

Respectfully submitted,  
Steve Waalkes, Secretary  
Ann T Seykora & Debra Groendyk, Planning Administrative Assistant