

## MINUTES

Cascade Charter Township Planning Commission  
Monday, June 16, 2014  
7:00 P.M.

**ARTICLE 1.** Chairman Pennington called the meeting to order at 7:00 PM.  
Members Present: Lewis, Mead, Pennington, Rissi, Robinson, Williams  
Members Absent: Hammond, Sperla, Waalkes (excused)  
Others Present: Planning Director Steve Peterson, Township Engineer Mike Berrevoets, Township Attorney Bob Buchanan and members of the public

**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 Rissi. Motion carried 6-0.**

**ARTICLE 4. Approve the Minutes of the June 02, 2014 meeting.**

**Motion was made by Member Lewis to approve the Minutes. Support by Member Robinson. Motion carried 6-0.**

**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 #14-3180 YMCA of Greater Grand Rapids**

**Property Address: 5452, 5500 & 5298 Burton**

**Requested Action:** Planning Commission recommendation to the Township Board.

Planner Peterson stated this is the point in the process where you provide a recommendation to the Township Board. We awarded preliminary approval at our last meeting. This meeting allows us the opportunity to work out any details and develop the PUD Ordinance.

There was a site visit with the DEQ and there were only minor changes and they are reflected on the Plans.

The Ordinance states the RV storage has until March 2015 to remove the vehicles from the site. This allows them time to transition while the YMCA begins construction. The sign provision states that we will allow two wall signs

totaling 124 sq. ft. They may have a donor name on the building and we would allow them another 100 sq. ft. for this sign after it is brought back before the Planning Commission for approval. If they do not do a naming sign they are limited to 124 sq. ft. There will be no outside lighting other than the parking lots. The Storm Water Agreement is in the PUD Ordinance. They are required to give us an "as built" drawing to ensure that things are constructed according to our Engineer's requirements. There are requirements for easement and access that are in the Drainage Plan and the Maintenance Agreement.

Discussion followed regarding the allowable signage. Planner Peterson stated that while the Ordinance does not consider multiple frontages, consideration was given to the large setback from the road, the size of the building and what we have allowed in the past. The naming sign would be brought before the Planning Commission as the sign specifications are not currently known.

Mike Berrevoets, the Township Engineer, presented the Storm Water Report. This plan provided infiltration tests and the two basins are providing very good infiltration rates. The runoff from the building will be directed to the basins preserving the historic drainage boundary. The Storm Water Control Unit has been eliminated as the runoff will be going into the infiltration basins. The west and east basins meet the Ordinance, the Bank Erosion Control Requirements, the Flood Control Requirements and the Storm Water Quality Control Standards. The two ball diamonds and the ADA Softball diamonds are hard surfaces and they have met with the DEQ on site and they are working thru the Wetlands issues. They have moved the fields further back to improve the impact on the Wetlands. They made changes to the water main layout after the City of Grand Rapids reviewed the plans.

Discussion followed regarding Storm Water adjustments. Mike Berrevoets stated that all Storm Water requirements have been met or exceeded by the Applicant.

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

Cheryl Scales, of Progressive AE, came forward on behalf of the Applicant stating she had nothing to add but would answer any questions of the Board.

Discussion followed regarding the collection system by the ball field. Cheryl Scales stated that the ball fields will shed over a filter strip such as a rain garden before it hits the wetlands. We have a Mitigation Plan and will be working with the DEQ to improve the quality of the wetlands. We plan to use the Wetlands as an educational opportunity as part of our programs for youth.

Member Lewis asked if the Planning Commission has cut any corners, showed any favoritism, or eliminated any needs for this applicant over any other applicant that we have done the same procedure; changing the zoning to a PUD? Has there been anything that we wished we had taken more time with or had a deeper study? Planner Peterson stated there wasn't anything here that we haven't done similar to other projects. He also stated the Planning Commission hasn't cut any corners for this project. He's very confident that the Township has done everything that has been needed.

**Member Lewis made a motion to forward a positive recommendation to the Township Board for Case # 14:3180 - YMCA of Greater Grand Rapids. Support by Member Mead. Motion passes 6-0.**

**Article 7. Case #14-3188 MedBio**

**Property Address: 5346 – 36<sup>th</sup> Street**

**Requested Action:** Applicant is requesting a Site Plan Approval for an addition.

Planner Peterson stated that this is an industrial property just west of Kraft Avenue and east of Sysco Court on 36<sup>th</sup> Street. The existing building is about 45,000 sq. ft. They want to add an addition of almost 19,000 sq. ft. As the addition is over 5,000 sq. ft. it must come before the Planning Commission for Site Plan Approval. The size of the addition triggers some additional requirements. The landscaping must be upgraded which they have on their plan. Our Sign Ordinance kicks in and as they do not have any signs planned this is not an issue. The Fire Chief had a few minor comments that have been addressed and nothing needed to change on the Site Plan. Mike Berrevoets, the Township Engineer, has evaluated the project and his comments are in the Staff Report. Planner Peterson is recommending approval of the project with the following conditions: The Soil Erosion Permit must be obtained from the County, a Storm Water Maintenance Plan for the rain garden and a copy of the "as built" plan to ensure that what we approve is what is built.

Discussion followed regarding the definition of a rain garden vs. a retention pond.

Chairman Pennington asked the Applicant to come forward.

Jeff Brinks, Williams & Works, spoke on behalf of the Applicant. The addition is for increased production area and warehouse space. They are a growing business in the bio-medical field and they need more space. The parking lot that included the rain garden was put in last fall and was built with the intention of accommodating the addition when it was built.

Discussion followed regarding employment increases at the site.

**Motion by Member Mead to approve Case #14:3188 - MedBio for the addition as presented. Support by Member Williams. Motion passes 6-0.**

**ARTICLE 8. Any other business**

- **2014 Work Plan Items and Status**

Planner Peterson presented the updates.

- The Five Year Review with the Complete Streets Study has been completed.
- Transit Options continue to be discussed.
- We need volunteers to be on a committee of Township Board, DDA, and Planning Commission members as we look at some of the items on our list that we hope to accomplish. Members Mead, Lewis, Williams and Rissi volunteered.

**ARTICLE 9. Adjournment**

**Motion to adjourn by Member Mead. Support by Member Rissi. Motion passes 6-0.**

**Meeting adjourned at 7:33 PM.**

Respectfully submitted,  
Aaron Meade, Secretary  
Ann T. Seykora & Debra W. Groendyk, Planning Administrative Assistant