

MINUTES

Cascade Charter Township Planning Commission
Monday, December 1, 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, Sperla, Waalkes, Williams
Members Absent: Hammond (Excused)
Others Present: Community Development Director Steve Peterson and others listed on the sign in sheet.
- ARTICLE 2.** Pledge of Allegiance to the flag.
- ARTICLE 3.** Approve the current Agenda.

Motion by Member Lewis to approve the Agenda. Support by Member Mead. Motion carried 8-0.
- ARTICLE 4.** Approve the Minutes of the November 17, 2014 meeting.

Motion by Member Mead to approve the minutes of the November 17, 2014 meeting with corrections. Support by Member Waalkes. 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.)

No one came forward.
- ARTICLE 6.** Case #14-3225 Vaneck Enterprises
Property Address: 6868 Cascade Road
Requested Action: The applicant is requesting a Basic Plan Review to rezone the property to Planned Unit Development for new 4,500 sq. ft. restaurant and make minor modifications to 2828 Kraft Avenue.

Director Peterson presented the case. This is the introductory level to give the applicant feedback if there's something that's missing before the Public Hearing. A Public Hearing is not set until all the information we request is provided. This is the SE corner of 28th and Kraft. This is the location of the Old Centennial Park sign. The Centennial Park Study identified this area as prime for in-fill development. As part of the study we created the Centennial Park Overlay Zoning District. This property is within this zoning district. The building being proposed is a Panera Bread stand-alone restaurant. It would take the place of one further down the street in the Wendy's plaza. The proposed building is

about 4,500 sq. ft. and has a pick-up window. The current restaurant doesn't have a pick-up window. A pick-up window use is permitted in the Centennial Park Overlay Zoning District but requires a Special Use Permit. The applicant is choosing the PUD Zoning Process for procedure and there are a couple variances that will be required on this site. The clear vision corner requirement will require set back adjustments for parking to the property line. The buffer yard is narrower than what we allow and the driveway spacing will require an exception. They're using the PUD process to go through all of this at once. Other than the items mentioned they'll have to comply with requirements of the Centennial Park Overlay Zoning District. They've submitted their plans to the Centennial Park Review Board. This Board is made up of representatives of the parks association and township representatives to look at the aesthetics from the Overlay Zoning Districts. The applicant was able to meet their requests. The site will be using underground detention so you will not see retention ponds. They're working with the Township Engineer and will provide a letter of approval before it is scheduled for public hearing. The two requirements that I have are: 1) the review comments from the Township Engineer, and 2) labeling the property location of the monument sign.

Member Lewis asked if the current sign would remain. Director Peterson stated the current sign would be removed. A traditional pylon sign would be used. There's an easement if the Association would ever want a sign at the park in the future.

Member Mead asked if on the south side of the property there will be a reciprocating agreement between the properties. Director Peterson stated the owner of the property owns both parcels. We would write "cross access" into the Ordinance.

Chairman Pennington requested the applicant come forward with comments.

Justin Spackman, Jeffrey Parker Architects, answered questions on behalf of the applicant.

Chairman Pennington asked if he had any information on the Storm Water Plan. The applicant stated it was currently being studied by their Civil Engineer.

Member Lewis asked if the current building was larger than the one proposed. The applicant stated that locations inside strip malls are typically around 3,300 sq. ft. The 4,500 sq. ft. building is the new standard size for a Panera.

Member Williams asked if all new Panera's had drive-thru's. The applicant stated all new Panera's have drive-thru's. Member William's asked how the

drive-thru works as Panera is not a typical fast food restaurant. The applicant stated there's an abbreviated menu offered in the drive-thru to maximize time and production. Typically they allow 40 seconds per order or provide pull through service.

Chairman Pennington instructed the applicant to provide the information requested by staff in order to schedule a Public Hearing.

ARTICLE 7. Any other business

There was no new business.

ARTICLE 8. Adjournment

Motion by Member Mead. Support by Member Williams. Motion carried 8-0. Meeting adjourned at 7:29 PM.

Respectfully submitted,
Aaron Mead, Secretary

Ann Seykora/Debra Groendyk
Planning Administrative Assistant