

MINUTES

Cascade Charter Township
Planning Commission
Monday, April 16, 2018
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Krieter, Lewis, Noordyke, Pennington, Rissi, Robinson and Sperla
Members Absent: None
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 Rissi to approve the Agenda. Supported by Member Johnson. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the March 19, 2018 meeting.

Motion was made by Member Robinson to approve the minutes of March 19, 2018 (with noted corrections). Supported by Member Pennington. Motion carried 9 to 0.

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

No visitors came forward.

ARTICLE 6. Case #18:3448 Lynn Vannote

Public Hearing

Property Address: 8233 28th Street

Requested Action: The Applicant is requesting a special use permit to construct an accessory building over 832 sq. ft.

Director Peterson stated that Applicant is requesting permission to construct an accessory building that would be 30' x 60' (1,800 sq. ft.) and 17 feet tall as measured to the midpoint, requiring a minimum setback of 40 feet from the side and rear property lines. The building will be used for RV and car storage and will have metal siding and roofing. The building is located behind the front of the home and meets all required setbacks.

Director Peterson recommends approval of the special use permit to construct an accessory building over 832 sq. ft., with the following conditions:

1. The building is not used for living space or to run a business; and
2. Any outdoor lighting meets township regulations.

Chairman Sperla invited the Applicant to come forward with any comments.

Mr. Vannote came forward to briefly explain the need for the building and that the neighbors had been notified and had no comments.

Motion was made by Member Rissi to open public hearing. Supported by Member Johnson. Motion carried 9 to 0.

No members of the public wish to speak on this manner.

Motion was made by Member Rissi to close public hearing. Supported by Member Johnson. Motion carried 9 to 0.

Motion was made by Member Rissi to approve the special use permit to construct an accessory building over 832 sq. ft., with the conditions stated above by Director Peterson. Supported by Member Noordyke. Motion carried 9 to 0.

ARTICLE 7. Case #18:3452 John Kortman

Public Hearing

Property Address: 4555 Little Harbor Drive

Requested Action: The Applicant is requesting a Special Use Permit to construct an accessory building over 832 sq. ft.

Director Peterson stated that Applicant is requesting permission to construct an accessory building that would be 36' x 36' (1,296 sq. ft.) and 18 feet tall as measured to the midpoint, requiring a minimum setback of 40 feet from the side and rear property lines. The building will be used for boat storage and will have wood and metal siding and metal roofing. The parcel is on the river, so they can have a building in the front yard provided setbacks requirements are met.

Director Peterson recommends approval of the special use permit as requested with the following conditions:

1. The building is not used as living space or to run a business; and
2. Any outdoor lighting meets township regulations.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Kortman came forward to briefly explain the need for the building and that they had spoken with neighbors, who did not oppose it.

Motion was made by Member Rissi to open public hearing. Supported by Member Lewis. Motion carried 9 to 0.

No members of the public came forward with any comments on this matter.

Motion was made by Member Rissi to close public hearing. Supported by Member Robinson. Motion carried 9 to 0.

Motion was made by Member Noordyke to approve the special use permit to construct an accessory building over 832 sq. ft., with the conditions stated above by Director Peterson. Supported by Member Pennington. Motion carried 9 to 0.

ARTICLE 8. Case #18-3446 Kent County Road Commission ("KCRC")

Property Address: 4949 South Complex Drive

Requested Action: The Applicant is requesting Site Plan approval in order to add another building.

Director Peterson stated that Applicant is requesting site plan approval in order to add another building, which would be 150 x 60 and used for storage. The PUD was approved in 1988 and included a number of different uses. The new building would meet all setback and height requirements of the existing P.U.D.

The Township Engineer has reviewed and approved this project, while the Fire Department had no comments.

Director Peterson recommends the site plan be approved for the new building.

Chairman Sperla invited the Applicant to come forward with any comment.

Mr. Tom Byle of the KCRC came forward and gave a brief overview for the need and location of the building.

Motion was made by Member Lewis to approve the site plan for the new building, as written. Supported by Member Robinson. Motion carried 9 to 0.

ARTICLE 9. Case #3450 Dykema LP/Honeysuckle Hill

Property Address: 4682 and 4870 Buttrick

Requested Action: The Applicant is requesting to rezone approximately 11 acres to P.U.D. to allow for 7 single family home sites and develop an additional 6 single family home sites with unplatted lot splits.

Director Peterson stated that Applicant is requesting Basic Plan Review in order to rezone approximately 11 acres for a Planned Unit Development ("PUD") called Honeysuckle Hill. This request would rezone the 11 acres to PUD for 7 lots and allow for 6 lot splits for a total of 13 single-family home sites. The plan allows for 33% of the acreage to be left as open space and have a minimum lot size of 40,000 sq. ft. Applicant is not asking for any exceptions with the rezoning.

The development will need to provide approval from the Kent County Health Department, as it will be served by wells and septic.

Streets will be private and will need to meet the private street ordinance and look to the KCRC for street names and approval of curb cuts.

The storm water plan will need to be approved by the Township Engineer before the public hearing.

Director Peterson recommends that if the Commission finds that all of the procedural information has been provided, this application should proceed to a public hearing and consideration of a Preliminary Development Plan. It will be at that stage of the review process that the merits of the request will be considered and the detailed site plans will be required and reviewed.

Before proceeding to the Preliminary Development Plan review (Public Hearing), he recommends that the Applicant submit the following information:

1. Review and approval from KCRC for street names and drive locations;
2. Plans indicating the private roads meet township design standards;
3. Approval from the Township Engineer;
4. Revised plans to show entire project as a site condo; and
5. Revised plans removing any storm water detention system from lots and in the common open space.km

Chairman Sperla invited the Applicant to come forward with any comments.

Mr. Berg came forward on behalf of Applicant. Mr. Berg explained it is 2 parcels, but one PUD. He also commented on several aspects of the project, one being the private drive. They will restrict lots on 48th Street (no curb cuts) and there will be no driveways off Buttrick. There will only be the private drive. They will do a test well, which will need to be done to get Health Department approval. A number of issues Mr. Berg touched on will be discussed further at the public hearing.

There was a brief discussion between Applicant and the Commission, with the Planning Commission members feeling confident that Applicant have been very thorough and well prepared with their plans.

No action is required by the Commission at this time and this will proceed to the next step in the process, a public hearing, after all of Director Peterson's recommendations listed above are completed.

ARTICE 10. Any other business

The next meeting of the Planning Commission will be May 14, 2018.

Director Peterson shared that a consultant has been chosen to help update the Master Plan. This choice will be recommended to the Township Board on April 25, 2018.

ARTICLE 11. Adjournment

**Motion was made by Member Rissi to adjourn. Supported by Member Pennington.
Motion carried 9 to 0. The meeting was adjourned at 7:40 p.m.**

Respectfully submitted,
Phil Johnson, Secretary