

MINUTES

Cascade Charter Township
Planning Commission
Monday, February 5, 2018
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Noordyke, Pennington, and Rissi
Members Absent: Katsma, Lewis, Robinson, Williams (resigned)
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 5 to 0.

ARTICLE 4. Approve the Minutes of the January 15, 2018 meeting.

Motion was made by Member Rissi to approve the minutes of January 15, 2018 (with noted corrections). Supported by Member Johnson. Motion carried 5 to 0.

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

None.

ARTICLE 6. Case #17-3421 Lacks Enterprises

Public Hearing

Property Address: 5460 Cascade Road

Requested Action: Applicant is requesting to amend the Golfview P.U.D. to allow short and mid-term lodging building for out of town Lacks employees at the Corporate HQ
Chairman Sperla invited the Applicant to come forward with any comments.

Director Peterson stated that the Applicant is requesting Preliminary Plan Review in order to add a short and mid-term lodging facility for their out-of-town employees and guests at 5460 Cascade Road.

The project would consist of an approximate 4,300 sq. ft. building and would have 6 apartments. The building would be physically separate from any other building, but would be on the same property as the corporate headquarters building.

Applicant has indicated that this would only be used for their employees and guests. Currently, they have staff from out-of-town stay at surrounding hotels for extended stays.

The property is part of the larger Golfview P.U.D. that has restrictions on the size of the buildings. The most recent amended to the project allowed for the expansion of the corporate headquarters building, but did not have a provision for this additional building.

The Golfview P.U.D. has a complicated history of give and take and has now been completely developed. Some of the concerns relative towards amount of development had to do with the amount of traffic that would be generated by the new development. The thought was to have a mix of uses that would allow for traffic to be distributed at different times, as well as limited "9-5 office traffic" by limiting the amount of offices that could developed. The P.U.D. also tried to adhere to the Cascade Road corridor study from the mid-90's. The intent in part of this corridor plan was to have the buildings look more residential from the road. However, in this case they would actually be putting up a residential building.

The location of the building would sit behind (and lower) than the existing headquarter building. This would make it difficult to see from Cascade Road. The Applicant has provided a couple of elevation drawings, but Director Peterson suggested that they provide a couple of renderings to show what the building would actually look like from Cascade Road.

The original approved plan for Golfview did include an additional 10,000 sq. ft. building just to the West of the proposed site. This building was eliminated as part of a trade off with the original developer when he could not remove the billboard as originally required.

Since the development of the Golfview P.U.D., Cascade Road has been improved to include a center turn lane at the entrance. For this reason, and the relatively small scope of this project, Director Peterson does not feel a traffic study is needed.

The Township Engineer and Fire Department have reviewed and approved the plans.

Director Peterson recommends approval of the plan. If approved, Staff will put together the P.U.D. ordinance amendments with the Applicant for your review so you can make a recommendation to the Township Board.

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

Mr. Patrick Knight came forward on behalf of Lacks with no additional comments, but to simply answer any questions the members may have regarding this project.

Motion was made by Member Rissi to open public hearing. Supported by Member Johnson. Motion carried 5 to 0.

No members of the public came forward to speak on this issue.

Motion was made by Member Rissi to close public hearing. Supported by Member Johnson. Motion carried 5 to 0.

Motion was made by Member Rissi to approve Applicant's request to amend the Golfview P.U.D. to allow for a short and mid-term lodging building for out-of-town Lacks employees at the Corporate HQ. Supported by Member Johnson. Motion carried 5 to 0.

ARTICLE 7. Case #17-3433 Thornapple River Nursery

Property Address: 8080 28th Street S.E.

Requested Action: The Applicant is requesting Site Plan Review for a new office building.

Director Peterson stated that the Applicant is requesting site plan approval to construct a 1,700 square feet office building. The building addition is about 14 feet tall as measured to average grade. The rest of the site complies with zoning for setback regulations. Upon inspection of the property, he noted a second monument sign which will need to be removed.

The Township Engineer and Fire Department has reviewed and approved the plan.

Applicant will need to demonstrate the distance away from the water line on Buttrick. If within 300 feet of the line, they will have to connect to public water. If beyond 300 feet, they may use a well. Given the reduction in connection costs that the City and Township are making, Applicant may want to evaluate connection to public water even if beyond 300 feet.

Director Peterson is recommending Site Plan Approval for the new building subject to the following conditions:

- a. Removal of the second pylon sign prior to the occupancy of the new building;
- b. Execute the storm water maintenance Agreement; and
- c. Demonstrate the distance away from the public water line to determine if connection is required.

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

Mr. Brett Boonenberg came forward to answer any questions the members may have. Mr. Boonenberg assured the members that the extra pylon sign will be taken down in the next week or so.

Motion was made by Member Johnson to approve the Site Plan for a new office building, subject to the conditions listed above by Director Peterson. Supported by Member Noordyke. Motion carried 5 to 0.

ARTICLE 8. Case #17-3424 Bentineau Residential LLC

Property Address: 2768 Orange Avenue

Requested Action: The Applicant is requesting to rezone the property to R2 from B1. The Applicant is offering a conditional rezoning for three new homes.

Director Peterson stated that at the public hearing on January 8, 2018, the Planning Commission awarded approval of the rezoning from R2 to B1. After that meeting, the Applicant wrote a conditional zoning agreement that indicated that the rezoning is conditioned on the fact that it will only be three single family homes as shown on the site plan dated November 6, 2017.

Director Peterson has reviewed the agreement drafted by the Applicant and believes it is consistent with the approval that was awarded and recommends forwarding a positive recommendation to the Township Board for the rezoning. The Township Board will then hold an additional public hearing to consider your recommendation.

Chairman Sperla invited Applicant to come forward to make any comments.

Mr. Marcel Burgler came forward to answer any questions the members may have of him.

No discussion occurred.

Motion was made by Member Rissi to forward a positive recommendation to the Township Board to rezone the property to R2 from B1. Supported by Member Johnson. Motion carried 5 to 0.

ARTICLE 9. Case #17-3425 West Bluffs Alpha Lima Ventures

Property Address: 3009 Thornhills SE

Requested Action: The Applicant is requesting to amend the Centennial P.U.D. to allow for 9 additional residential units at the corner of Thornhills and Tahoe.

Director Peterson stated that at the public hearing on January 15, 2018, the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the P.U.D. amendment for the project.

The P.U.D. Ordinance has been reviewed by the Applicant and addresses all of their comments, as well as the approval from January 15.

Director Peterson recommends forwarding a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. The Township Board will then hold an additional public hearing to consider the recommendation.

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

Mr. Chad Mettler came forward on behalf of Applicant to answer any questions the members may have of him.

No discussions occurred.

Motion was made by Member Johnson to forward a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. Supported by Member Rissi. Motion carried 5 to 0.

ARTICLE 10. Case #17-3395 Restaurant Holdings LLC

Property Address: 5039 28th Street

Requested Action: The Applicant is requesting to rezone the property to a Planned Unit Development to allow two separate buildings.

Director Peterson stated that at the public hearing on January 15, 2018, the Planning Commission awarded preliminary approval of the site plan and instructed staff to write the P.U.D. amendment for the project. The P.U.D. Ordinance has been reviewed by the Applicant and addresses all of their comments, as well as the approval from January 15.

Director Peterson recommends forwarding a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. The Township will then hold an additional public hearing to consider the recommendation.

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

Messrs. Brian Sinnott and Doug Poland were present on behalf of Applicant to answer any questions the members may have of them.

A brief discussion occurred clarifying various points.

Motion was made by Member Pennington to forward a positive recommendation to the Township Board for approval of the P.U.D. amendment and site plan. Supported by Member Rissi. Motion carried 5 to 0.

ARTICLE 11. Any other business

- Community Development Department 2017 Annual Report

ARTICLE 12. Adjournment

Motion was made by Member Rissi to adjourn. Supported by Member Johnson. Motion carried 5 to 0. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Phil Johnson, Secretary