

MINUTES

Cascade Charter Township Planning Commission
Monday, January 19, 2015
7:00 P.M.

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Lewis, Pennington, Rissi, Robinson, Waalkes, Williams
Members Absent: Hammond, Mead, Sperla (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 Robinson. Motion carried 6-0.

ARTICLE 4. Approve the Minutes of the December 1, 2014 meeting.

Motion by Member Robinson to approve the minutes of the December 1, 2014 meeting as written. Support by Member Rissi. 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.)

Ken Carey, 2929 Thornapple River Drive came forward. I spoke at the last meeting regarding drainage. I have a lawsuit pending and the new development behind Portabella Road concerns me. I am not opposed to it. I would just like to know the procedures taken by the Board in approving it and how it addresses drainage. I'm still looking for information regarding my issues and want to make sure the paperwork is available and where I can get the information. I'd like to see the procedures that are followed by the Board and I feel you need to do a better job of protecting residents that are already in the locations you are approving.

**ARTICLE 6. Case #14-3225 Vaneck Enterprises
Public Hearing**

Property Address: 5630 28th Street & 2828 Kraft SE

Requested Action: The applicant is requesting to rezone 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 property is part of the Centennial

Park Development and is already zoned Planned Unit Development. The property's boundary is Kraft Avenue to the West and 28th Street to the north. This is the vacant lot that currently has the sign for 2828 Kraft. They're essentially breaking out for their own PUD for this specific project. The building will be approximately 4,500 sq. ft. with a drive-thru for a Panera Bread restaurant. They'll be moving Panera Bread from the Wendy's plaza. There are some minor modifications to the property to the south where they're making some improvements to the parking on the site.

The Centennial Park PUD is in place as well as the Centennial Park Overlay Zoning District which sets parameters of what's allowed in the district. This project is following the guidelines with a few minor items that aren't meeting all of our requirements which is why the PUD rezoning is warranted. 28th Street has the Clear Vision corner which is quite common on a main road so we don't have the full buffer yard requirement from the property line to the parking lot. They're not technically meeting the requirement of some space between the property line and the parking lot. This is very similar to how we treated the buffer yard in front of Meijer. They're also seven feet (7) short of the buffer yard requirements on the back of the site. There's still enough room for plantings and landscaping on the site. The last exception is the driveway spacing onto Foremost Drive. The new driveway is 85 feet from the existing driveway and we require 100 feet of spacing. The 15' difference would be an exception to our Ordinance. I would be more concerned about this on a busier street, but this is a less traveled road with slower speeds. The project has been reviewed by the Centennial Park Review Board which is made up of business owners and township representatives to make sure all requirements are met for the Centennial Park Overlay District. Their comments have been addressed and they're meeting the requirements for signage according to the Centennial Park Overlay Zoning District. The lights along 28th Street and Foremost will match what the DDA has installed and the lights along Kraft Avenue will be the typical lights you see throughout the rest of the Township. Storm water will be underground detention which meets our Storm Water Ordinance and the Township Engineer has reviewed the plans. The only item not addressed is the Storm Water Maintenance Agreement and that's something we follow up on when the project has been approved. The Engineer has recommended approval. The Master Plan for this area is mixed use which allows for commercial, office, and residential. This fits into what we'd envisioned for this site. There will be some cross connections between the two properties and there will be some pedestrian connections from the site into the DDA sidewalks as well. It's my recommendation that we approve the request with the following conditions:

- We execute the Storm Water Maintenance Agreement.
- We execute the cross access agreement.
- We execute the Centennial Park sign easement.

Member Williams asked if the existing office building and the new restaurant are owned by the same company. Director Peterson stated that it is the same owner. Member Lewis stated he was concerned with a drive-thru and the stacking of vehicles in the parking lot, but feels this plan was very well thought out and he no longer has any concerns with the drive-thru. Director Peterson stated that it does have a lot of stacking.

I wanted to point out there is going to be a small retaining wall along the pathway that will only be about 1-2 feet high. The sign that's currently there will be removed, but there will be space for a future Centennial Park business sign.

Member Rissi asked if there was any concern with the driveways being so close together and would it be better to combine the two driveways. Director Peterson stated since it's a very low volume, low speed exit, it's not as great a concern. It would be better to have the traffic on Foremost rather than an additional curb cut onto Kraft Avenue.

Member Lewis stated because the Centennial Park Review Board approved he's very comfortable with the plan moving forward.

Member Waalkes asked whether the Road Commission was okay with the two separate drives rather than one. Director Peterson stated the Road Commission was more concerned with getting the driveway as far away from 28th Street as possible. It does meet our spacing requirements from 28th Street.

Chairman Pennington requested the applicant come forward with comments.

Jeffrey Parker, Jeffrey Parker Architects, answered questions on behalf of the Applicant. Director Peterson did a nice job presenting our project. The only question unanswered was the ownership of the property. Mike Kasmauskis who owns the Image building as well as this piece of property will continue to own it. The land Panera sits on will be a land lease. The building and everything on it will be maintained by Panera Bread.

Member Rissi asked how many parking spaces will be on the site. Mr. Parker responded we usually have between 45-50 spaces.

Member Waalkes made a motion to open the Public Hearing. Support by Member Rissi. Motion Carried 6-0.

Chairman Pennington asked if there was anyone wishing to speak on the Public Hearing to please come forward.

No one wished to speak at the Public Hearing.

Member Robinson made a motion to close the Public Hearing. Support by Member Rissi. Motion carried 6-0.

Member Waalkes made a motion to approve the rezoning to Planned Unit Development with the conditions for the Storm Water Maintenance Agreement, the Cross Access Agreement, and the easement for Centennial Park signage. Support by Member Robinson. Motion Carried 6-0.

ARTICLE 7. Proposed Work Plan for 2015

Director Peterson presented the Proposed Work Plan for 2015.

- M-37/60th Street/Patterson Avenue – options were discussed to encourage development.
- Current vision within the Village area with the DDA.
- Food Truck Regulations.
- Transit Options are ongoing.

ARTICLE 8. Planning Department 2014 Annual Report

ARTICLE 9. Election of Officers

Member Lewis made a motion to re-elect the current officers to their positions.

- **Member Mead - Secretary/VRDC Rep.**
- **Member Pennington – Chairman**
- **Member Waalkes – Vice Chair**
- **Member Hammond – Zoning Board of Appeals**

Support by Member Robinson. Motion carried 6-0.

ARTICLE 10. Any other business

ARTICLE 11. Adjournment

**Motion by Member Robinson to adjourn. Support by Member Waalkes .
Motion carried 6-0. Meeting adjourned at 7:42 PM.**

Respectfully submitted,
Aaron Mead, Secretary

Ann Seykora/Debra Groendyk
Planning Administrative Assistant