

MINUTES

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

ARTICLE 1. Chairman Pennington called the meeting to order at 7:00 PM.
Members Present: Katsma, Lewis, Mead, Pennington, Rissi, Robinson, Sperla, Waalkes, Williams
Members Absent: All Members were present.
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 Mead to approve the Agenda. Support by Member Robinson. Motion carried 9-0.

ARTICLE 4. Approve the Minutes of the October 05, 2015 meeting.

Motion by Member Lewis to approve the minutes of the October 05, 2015 meeting as written. Support by Member Mead. Motion carried 9-0.

ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)

No one wished to speak on non-agenda items.

ARTICLE 6. Case #15-3263 Lacks Enterprises

Public Hearing

Property Address: 5460 Cascade Road SE

Requested Action: The Applicant is requesting to amend the Golfview P.U.D. to allow an addition to the Lacks Corporate HQ Building.

Director Peterson presented the case. This is the Lacks HQ on Cascade and Galbraith. Cascade Road is to the North and the Golfview P.U.D. surrounds it to the west and to the south. Golfview was developed in the late 90's and this building was part of the development. When the P.U.D. was written this was identified as the Lacks Corporate Headquarters limited to 20,000 sq. ft. The building is currently at 20,000 sq. ft. The Amendment request would allow for the expansion of the current building. The one major change in the plan since the introductory plan is that they have eliminated the access out to Arboretum. If you remember they had secondary access to the site out to Arboretum. This is a

minor change and could be changed at a later date with an Administrative Review. The addition is about 10,000 sq. ft. They have really tried to adhere to the Cascade Road Corridor study and the peaks on the roofs are to emulate the residential feel. They had a nicely landscaped front along Cascade Road but they are increasing the landscaping. All of these concepts come from the Corridor Study. I think they have done a really nice job and all of these things are things that we required when building in this P.U.D. One of the restrictions in the Golfview development limited the amount of total space that could be developed in the entire project-not just this building. We really consider Golfview to be built out or completed with its office space. One of the original plans for Golfview did include an additional 10,000 sq. ft. office building to the north and west of this site. That was eliminated when the original developer was not able to tear down the billboard on Cascade Road. A lot of the limitations on office space had to do with traffic counts and we wanted to be comfortable that we were not going to have a traffic problem. I don't believe there has been a problem. We now have center turn lanes on Cascade Road. The area is planned as Mixed Use and this complies with that. The addition will not generate more employees but rather provide updated office space. Traffic would be impacted minimally at best. The Standards for the P.U.D. amendments are in the staff report and I did not find anything that would be of concern as it is the same use. We do need to be aware that if we amend it here, others within Golfview may want to amend the P.U.D. as well. Lacks has done a very nice job adhering to the Cascade Corridor Plans and the objectives that we are trying to achieve. I recommend approval with one condition: that they sign the Storm Water Maintenance Agreement.

Member Mead stated for clarification, the site next to this one is where the additional building was planned. Director Peterson stated that this was correct. Member Mead stated that if anyone else wanted to add something in the P.U.D., they would have to request a P.U.D. change as well. Director Peterson stated that this was correct. This amendment would pertain only to the Lacks HQ building.

Member Sperla asked if the Applicant had attempted to get the access to Arboretum and was unable to. Director Peterson stated that it is his understanding that it was more a timing issue than an objection. Member Sperla asked if the access should be a condition of the approval. Director Peterson stated that it could be added but that he was confident it could be accomplished by Administrative Approval as well.

Member Rissi stated that he noticed that Chief Sigg's comments state that access will be needed from Galbraith Drive to Arboretum Drive thru the parking lot. I am thinking that this may be a condition. Director Peterson stated that the comment in context means that the he needs to know that the access road can

accommodate his trucks, not that Lacks is required to obtain access to Arboretum.

Member Lewis stated that he thought that Grand Rapids water weighed in on the comments in the Fire Chief's report. Director Peterson stated that was for hydrant placement only. Member Lewis asked if the City of Grand Rapids made hydrant decisions throughout Cascade. Director Peterson stated that this was correct.

Member Sperla stated that we should add the condition that they meet the requirements of Chief Sigg as stated in his report. Director Peterson stated that these are normal construction requirements but they may be added as conditions.

Member Lewis stated that the whole P.U.D. consisted of this property and other parcels that have already been built. The whole area is considered the Golfview P.U.D. We are taking part of the Golfview P.U.D. and amending just this portion and not the whole P.U.D. If they want to make a change in their parcel they will have to come before the Planning Commission. Director Peterson stated that this was correct. Any changes approved here would not affect any other parcel in the P.U.D. Anyone else requesting a change would have to come before the Planning Commission for a change as well. We consider the project built out so anyone wanting changes would have to go through this process.

Member Lewis asked if Lack's owned the remaining site where the 10,000 sq. ft. building was originally proposed. Director Peterson stated that Lacks did not own that property. If anyone wanted to build that site, it would require a similar process.

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

Scott Vyn, representing Integrated Architecture, stated that we also have a representative from Lacks and the civil engineer present this evening. The square footage of the upper level is 9,700 sq. ft. and is all office space. A connector space is the main entry and it has a two story volume that goes down into a Café. Along with the Café on the first floor there is a small fitness area, the rest of the first floor, or basement is unfinished and will be used for storage. To restate, the only office space is on the first floor. Member Mead asked the size of the footprint. Mr. Vyn responded that it is 12,530 sq. ft. because the connector has some two story space so the basement has a larger footprint than the gross square footage of the first floor.

Pat Knight, Lacks Enterprises, stated that the question regarding the purchase of the land in order to put an easement for the drive was dropped from the hearing because we could not secure the agreements in time to make this meeting. Chairman Pennington asked if it was close enough to get worked out before it goes to the Township Board. Mr. Knight replied that the initial cost is more than they wanted to pay for the easement, and this could not be solved before this meeting. Chairman Pennington stated that he has a concern that the Fire Chief's comments need to be clarified.

Chairman Pennington stated that the second concern is the sizing of the storm water system for the impervious area, making sure that it can handle the run off. He stated that he is okay with not having the land purchase agreement, as long as the two main concerns are met. The main reason for the cross connection is the ease for your employees to get out to Cascade Road.

Zach Voogt, representing Moore & Bruggink, Inc. stated that on the infiltration basin we did have materials testing go out and do double ring infiltrometer testing, which tells us what the infiltration rate is and then sized the pond for back to back 100 year storm volumes. The size and layout of the pond actually meets three times the 100 year storm volume. There are several factors of safety on the pond and it does include the drive going out the Arboretum.

Member Sperla would like the Fire Chief's suggestions to be actively pursued, as it is stated at the meeting. Member Mead stated that if the Fire Chief has it as a "condition" then obviously they can seek alternate design for it to meet his criteria. There has to be a reason why the Fire Chief was very specific as to what he was looking for. Member Rissi agreed. If the Fire Chief says he wants it, then I think they should do it, it is up to the Chief. Member Williams responds that if it is not a requirement of the Township and it would just be nice to have that second driveway, it should be the Applicant's choice, it should not be a condition. Member Sperla stated that Director Peterson did state that it would be better to have access. The main concerns of the original P.U.D. was the square footage and access to the site. Director Peterson stated that it is a bit different than some of the others that do not have another way out. Galbraith and Arboretum are connected and you can actually get there without what we are calling a secondary access road. Even with the additional drive you are still getting out to the same spots that you can get out to today. Chairman Pennington stated that ultimately we are just looking to get it back in front of the Chief with this proposed new layout, and if he looks at it and sees that it is still a safe enough development and gives his blessing, that is ultimately what every one's concern is. All members agree that it should not be a "condition" requiring a driveway that is not on Lacks property, unless otherwise stated by the Fire Chief. Director Peterson stated that if the members were to approve the project tonight, it would come back with the

text amendment at our next meeting. It would then go before the Township Board in December. It can be simply stated that pursue the connection and clarify the Fire Chiefs comments. Member Rissi stated he would like clarification if the Fire Chief saw the old or new version of the drive thru.

Member Waalkes made a motion to open the Public Hearing. Support by Member Robinson. Motion carried 9-0.

Bruce Bolen, 5421 Cascade Road, stated that Lacks keeps the buildings well maintained. As far as the fire trucks are concerned he wondered if it was possible to join the back new parking lot with the lower parking lot. Chairman Pennington stated that this is the property that needs to be purchased. Mr. Bolen wondered what the view would be looking down the road and is shown the drawings.

Member Lewis made a motion to close the Public Hearing. Support by Member Robinson. Motion carried 9-0.

Member Waalkes made a motion to amend the Golfview PUD to allow an addition to the Lacks Corporate Headquarters building as discussed and as presented with the following conditions: Sign and record the Storm Water Maintenance Agreement and also comply with the Fire Chiefs comments. Director Peterson stated that a motion is made to approve the preliminary plan. The text amendment will come back before the Planning Commission and then you will forward a recommendation on that. Supported by Member Rissi. Motion carried 9-0.

ARTICLE 7. Any other business

ARTICLE 8. Adjournment

Motion made by Member Mead to Adjourn. Support by Member Williams. Motion carried 9-0. Meeting adjourned at 7:42 PM.

Respectfully submitted,

Aaron Mead, Secretary
Ann Seykora
Julie Kutchins
Planning Administrative Assistant