

MINUTES

Cascade Charter Township Planning Commission

Monday, September 18, 2006

7:00 p.m.

ARTICLE 1. Chairman Goldberg called the meeting to order at 7:00 p.m.
Members Present: Goldberg, Koessel, Lewis, Logue, MacAllister, McDonald, Postma, Richards.
Members Absent: Robinson (excused).
Others Present: Planning Director Peterson, Planner Deem, Admin. Assistant Hern, and Members of the Public.

ARTICLE 2. Chairman Goldberg led the Pledge of Allegiance to the Flag.

ARTICLE 3. Chairman Goldberg requested motion for approval of the September 20th agenda.

Member Lewis motioned for approval of the agenda, supported by Member MacAllister. All in favor with none opposed, the motion carried.

ARTICLE 4. Chairman Goldberg requested motion for approval of the September 5, 2006 Planning Commission Meeting Minutes.

Member MacAllister motioned for approval of the minutes as presented, supported by Member McDonald. September 5, 2006 Minutes approved as presented. All in favor with none opposed, the motion carried.

ARTICLE 5. **Case #06-2812: MVP Sportsplex**
(Tabled at the September 5, 2006 Meeting)
Applicant is requesting a preliminary plan review for the redevelopment of two (2) existing Planned Unit Developments (P.U.D.'s) into a new P.U.D. Address of the property: 5435/3433 28th Street.

Chairman Goldberg requested a motion to remove this article from the table. **Member McDonald motioned to remove Case #06-2812: MVP Sportsplex from the table, supported by Member MacAllister.**

Chairman Goldberg called to question the motion. **All were in favor of removing Case #06-2812: MVP Sportsplex from the table, with none opposed. Motion carried and Case removed from the table.**

Planning Director Peterson said that at the September 5, 2006 Planning Commission Meeting, this case was tabled to allow the Applicant time to complete their site plan and address several issues that were outstanding at the September 5th Planning Commission Public Hearing. As a result, the Planning Commission developed a subcommittee of Staff, Members Lewis and MacAllister and the Applicant to work through these issues prior to coming back before the Planning Commission for consideration of the plan. The subcommittee met September 11, 2006 and as a result of the meeting, the items have been addressed and the Committee recommendations are incorporated into the new plans.

The outstanding issues that were addressed during the subcommittee meeting included installing two (2) additional landscape islands along the southern row of parking adjacent to 28th Street Court. The Applicant has indicated these two (2) islands on the new site plan.

The field lighting was another concern of the Planning Commission and the neighbors and the Applicant has removed the field lighting from the plans.

The Applicant has also worked with Turnberry regarding the common bufferyard to the north. Turnberry has submitted a letter and has agreed to the landscape plan and will affectively screen the properties from the sportsplex. The plan also includes a contingency plan that if, for some reason, Turnberry does not install the submitted landscaping within five (5) years, MVP will submit their own landscape plan for review and approval by the Township.

The location of the bike and pedestrian pathway has been relocated back to the east side of the property and by doing this the Applicant will avoid installing the second retaining wall and the pathway will fit into the area. The pathway will be ten (10) feet wide along the eastern property line and the Applicant has agreed to enter into a Sidewalk/Pathway Construction Agreement as part of the P.U.D. Ordinance.

The Applicant has also developed a contingency landscape plan along the east property line. The new site plan reflects the new plan that includes additional plantings and all of the plantings over four (4) inches in diameter will be replaced one-for-one.

Planning Director Peterson also said that the hours of operation have been changed back to 6:00 a.m. until 10:00 p.m. since the field lighting has been removed.

The Applicant has also added to the new site plan the sidewalk connection to the front of the building from the proposed pathway, noting the width of the eastern pathway would be the same on site.

Staff recommends approval of the preliminary plan with the following conditions:

1. Enter into the Township's Sidewalk/Pathway Construction Agreement for the 10' wide asphalt pathway along the eastern property line.
2. Compliance with the Township's Fire Department report dated August 25, 2006.
3. Compliance with the Township's Engineer report dated August 21, 2006.

Planning Director Peterson noted that if the Commission were to approve the site plan, Staff would begin drafting the P.U.D. Ordinance that would regulate this project for the Commission's review at an upcoming meeting for a recommendation to the Township Board for their consideration.

Chairman Goldberg opened the meeting for questions of Staff from the Commission.

Member Lewis noted that it is wonderful to have an Applicant willing to work with the Subcommittee and Staff and thanked the Applicant for his cooperation. Member Lewis questioned if the 28th Street address is really accurate since the emergency units respond to street addresses and this project is not located directly on 28th Street. Member Lewis asked who assigns street addresses and Planning Director Peterson said that the Kent County Road Commission (KCRC) assigns the physical addresses. Member Lewis asked Planning Director Peterson to follow-up with the KCRC to verify the address. He also noted that the updated report mentions the fields will have natural grass but the last plan showed artificial turf and now he is not sure what material will be used for the fields. Member Lewis also noted the change in the hours of operation and the 6:00 a.m. open time. He asked if the 6:00 a.m. time is for the fields or the facility for basketball or another event?

Chairman Goldberg invited the Applicant to address the questions being asked.

Jim Finney of MVP Fieldhouse addressed Member Lewis' questions and said the fields would have artificial turf. The fields would be utilized for soccer that could start at 6:00 a.m. Applicant Finney also said that it is their understanding that their street address is actually 5435/5433 28th Street Court and not on 28th Street.

Member MacAllister asked Staff for clarification regarding the 10' wide sidewalk and its location in relation to the easement. Planning Director Peterson clarified that the sidewalk, itself, will be a minimum of 7' wide and the 10' wide referenced to in the condition includes the easement; the sidewalk will be a minimum of 7' wide.

Member Koessel clarified that the first condition on Staff's report should read as follows: Enter into the Township's Sidewalk/Pathway Construction Agreement for the 10' wide easement with a minimum 7' wide asphalt sidewalk/pathway within the easement, along the eastern property line and Planning Director Peterson said that is correct.

Applicant Finney said working with the Subcommittee and Staff has been very productive and thanked Members Lewis and MacAllister for their time and efforts.

Member Koessel motioned to approve the preliminary site plan for the redevelopment of two (2) existing P.U.D.'s into a new Planned Unit Development with the following conditions:

- 1. Enter into the Township's Sidewalk/Pathway Construction Agreement for the 10' wide easement with a minimum 7' wide asphalt sidewalk/pathway within the easement, along the eastern property line.**
- 2. Compliance with the Township Fire Department report dated August 25, 2006.**
- 3. Compliance with the Township Engineer report dated August 21, 2006.**

Member McDonald supported the motion.

No discussion regarding the motion and Chairman Goldberg called to question. **All in favor with none opposed; preliminary site plan approved for Case #06-2812: MVP Sportsplex.**

ARTICLE 6.

Case #06-2830: Michael Bouman / Pioneer Construction

The Applicant is seeking Site Plan Review for a 28,320 square foot addition to an existing 40,000 square foot industrial building at 5085 Corporate Exchange Blvd. in Meadowbrooke Business Park.

Chairman Goldberg requested the Commission's **recusal** (??spelling – not in spellcheck??) due to Pioneer being a business client. **Member Lewis motioned for Chairman Goldberg's recusal supported by Member Koessel. All in favor with none opposed; Vice-Chairman McDonald led the meeting.**

Planner Deem said the Applicant is seeking Site Plan Review for a 28,320 square foot addition to an existing 40,000 square foot industrial building at 5085 Corporate Exchange Blvd. in Meadowbrooke Business Park.

The site is within the Meadowbrooke P.U.D. on the northeast corner of Corporate Grove and Corporate Exchange Blvd. on approximately 6.6 acres that is zoned Industrial.

The proposed addition meets the Township's setback requirements with the addition on the north side of the property and on the rear of the existing building. The minimum side yard setback is 25' and the minimum rear yard setback is 50'.

The site plan meets Township's requirements for required number of parking spaces and entrances/exits.

The landscaping plan also meets the Township's requirements and the site plan has been reviewed and approved by the Township's Fire Department and provided their comments.

The Township Engineer has also reviewed the site plan and has asked that the Applicant to complete a couple of items that need to be addressed prior to approval.

The letter from Meadowbrooke has been submitted and they are requesting more information on the appearance of the building. The Applicant notes a structured rock that will be placed on the side of the building; Meadowbrook is requesting what the structured rock siding will look like and its details. Planner Deem said that the plan before the Commission meets Township's Ordinance and Meadowbrooke is asking for a full landscaping plan including existing and future trees. He said the plan shows additional trees that are being planted.

Meadowbrooke is also requesting review of the signage and Planner Deem noted the signage would have to meet Township's Ordinance.

Staff feels the items Meadowbrooke is requesting for review are minor in nature. Planner Deem has spoken with Connie ??? (last name?) from Meadowbrooke and she has indicated that the Board has granted approval of the preliminary site plan, they would like the final say regarding the look of the structured rock and the other items.

Staff recommends that the Planning Commission approve the Applicant's request for site plan approval with the following conditions:

1. The Applicant is to receive a soil erosion permit before construction of the new addition begins.
2. The Township hold any building permits until Meadowbrooke Review Board grants final approval.
3. The Township Engineer is to approve the site plan.

Vice-Chairman McDonald opened the meeting for questions of Staff.

Member MacAllister asked if Meadowbrooke did, in fact, approve the site plan submitted this evening and Planner Deem said they have approved it but are reviewing the structured rock and other items. He said he is unsure of what the Applicant is referring to and Vice-Chairman McDonald invited the Applicant to address the items.

Applicant Mike Boman of Pioneer, Inc. said the east side of the addition shows an expansion wall that was proposed with a standard metal panel. Meadowbrooke has requested more of an architectural metal panel and need to provide them a sample for approval.

Meadowbrooke also requested installation of berm areas on the east side to screen the loading dock and they will do and include in the revised site plans.

Vice-Chairman McDonald asked the Applicant if he had any problems meeting Meadowbrooke's requirements and requests and he said he does not.

Applicant Boman also noted the signage would remain the same and they will be utilizing the existing structure, just the lettering will change.

Member MacAllister asked for clarification as to which elevation, the west or the east elevation? Applicant Boman said the west elevation. Member MacAllister asked if the rest of the building is block and Applicant Boman said that is correct and it matches the existing building.

No further questions for the Applicant.

Vice-Chairman McDonald commented that the Commission has reviewed many of these site plans and it has always been an easy process with the Association's Review Board there and asked the Commission if there was any more discussion or a motion.

Member Lewis motioned to approve the site plan submitted with the conditions set forth by Staff and recognizing the requests of the Meadowbrooke Business Park Association, supported by Member MacAllister.

Vice-Chairman McDonald opened for discussion of the motion and Member Lewis commented that he appreciates Applicants that add future expansions to site plans and it does make the Commissions' job easier and thanked the Applicant for informing the Commission of his future plans.

There were no other comments; Vice-Chairman McDonald called the motion to question. **All in favor with none opposed. Motion carried.**

Chairman Goldberg rejoined the meeting.

ARTICLE 7.

Case #06-2790: Anderson Woods
5375 Buttrick SE
Anderson Woods Phase II and III Ordinance Text Review.

Planner Deem said that at the August 21, 2006 Planning Commission Meeting, the Commission recommended approval to rezone the 59.13-acre parcel located at the south of Anderson Woods Phase I from ARC and R1 to P.U.D. to develop a 28-unit residential development. The Planning Commission directed Staff to work with the Applicant to create the text for the P.U.D. Ordinance and attached is the language for the P.U.D.

He noted that one (1) item is missing from the P.U.D. Ordinance. The language for the easement to allow the property to the north is not included. The original language was for a specific location on the private street. Staff would like the language to include a larger area to allow flexibility for a possible connection. A draft of this language will be available at the Planning Commission Meeting.

Chairman Goldberg noted that the Applicant is not present at this meeting and asked if he had been informed of tonight's meeting. Planner Deem said that he spoke with the Applicant Thursday and noted his presence is necessary this evening.

Member Koessel asked if Part 12A for Utilities, the Commission discussed in great detail the shared septic system and the maintenance costs and funding, is that all part of the Kent County Health Department's (KCHD) agreement? Planner Deem said there is a separate agreement with KCHD that will include that content and is a separate agreement the Applicant will have to enter into with them. Planner Deem will include at least a reference to the County's Health Department's agreement regarding the maintenance and funding of the public system.

Member MacAllister questioned if the shared/common fields (soccer field, tennis courts, etc.) should also be included regarding the maintenance and implementation of these areas. Planner Deem referred to Page Five and the language. Member Koessel also noted that these items would be covered under the Homeowner's Association.

No further discussion.

Member Lewis motioned to table Case #06-2790: Anderson Woods due to the Applicant's absence, supported by Member Richards. Chairman Goldberg called to question. All in favor with none opposed. Motion carried. Case #06-2790: Anderson Woods tabled.

ARTICLE 8.

Any Other Business

Chairman Goldberg opened the meeting for any other business.

Member McDonald asked if the Township has any plans to further development the pathways. He noted that he and his seven-year old were walking by Bridgewater School, three blocks from their home, and there isn't a pathway in that location. Planning Director Peterson said the Parks Committee is meeting tomorrow morning and he can relay Member McDonald's concerns in that area.

Planning Director Peterson further noted that there are three (3) areas that are targeted in case funds become available and they are the area on Hall Street, Cascade Road to the school and Cascade Road to Cahoun (?spelling?). The Parks Committee has been working on identifying areas for additional pathways but there is no funding available at this time.

Planning Director Peterson also announced that this meeting is Planner Deem's last meeting, he is moving to Grand Blanc and will have a position with their City's Planning Department in the same capacity. The Commission wished Planner Deem the best of luck.

ARTICLE 9. Chairman Goldberg requested a motion for adjournment.

Member Lewis supported by Member MacAllister moved to adjourn. The motion carried and the meeting was adjourned at 7:38 p.m.

Respectfully submitted,

Claude Robinson, Secretary

Lisa Hern, Recording Secretary