

MINUTES

Cascade Charter Township Planning Commission
Monday, April 7, 2008
7:00 p.m.

- ARTICLE 1.** Secretary Lewis called the meeting to order at 7:00 p.m.
Members Present: Koessel, Lewis, Logue, Richards, Waalkes
Members Absent: McDonald (excused), Robinson (excused)
Others Present: Planning Director Peterson, Recording Secretary Hern, and Members of the Public.
- ARTICLE 2.** Secretary Lewis led the Pledge of Allegiance to the Flag.
- ARTICLE 3.** Secretary Lewis requested a motion for the approval of the April 7, 2008 agenda.
- Member Koessel motioned to approve the April 7th Agenda as presented, supported by Member Richards. All in favor with none opposed, the motion carried.**
- ARTICLE 4.** **Approve the Minutes of the March 17, 2008.**
Secretary Lewis opened the meeting for revisions, corrections or a motion for approval of the March 17th minutes.
- Member Richards motioned for approval of the March 17, 2008 minutes as presented, supported by Member Logue. All in favor with none opposed: March 17, 2008 Planning Commission Meeting Minutes were approved as presented.**
- ARTICLE 5.** **Case # 08-2926: Riebel Development Corporation**
Address of Property: 6300 28th Street
Requested Action: Site Plan Review for Phases 1A and 2 of the Riebel P.U.D. at 6300 28th Street.
- Planning Director Peterson referred to the Site Plan noting buildings 1A and 2. Along with these two (2) buildings, most of the site work will also take place at this time. The only difference between this and the final approved plan is the inclusion of the existing office building on the east side of the site. This building would be removed once the building 1B is built, if not sooner.
- The buildings proposed are in compliance with the approved P.U.D. plan. The site has been reviewed by the Township Engineer regarding storm water issues. There are a few minor engineering details the developer will need to address.

This project will also trigger the site work around the Pizza Hut and will include the closure of the eastern curb cut and create the entrance to the west side of their site.

The Township is also installing sidewalks along the south side of 28th Street per the Downtown Development Authority improvements. The Developer has indicated that they are willing to pay for their required sidewalk rather than construct it themselves. The sidewalk project is scheduled to begin in early September and the Developer has indicated their work should be done by the end of August.

There is a significant amount of landscaping that will be done along with this project. A bond in the amount of \$20,000 should be provided.

Also included within the Planning Commissions' packets are the elevations plans for the project that are consistent with the approved P.U.D. plans.

The Applicant has also submitted a photometric plan that is also included within the Commissions' packets.

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

- 1) The Applicant is to apply for and receive a soil erosion permit prior to site work.
- 2) Supply the Township with a \$20,000 landscape bond.
- 3) Pay the Township the amount for the sidewalk along 28th Street.
- 4) Have the Pizza Hut drive closed after the surrounding site work is completed. This should be completed no later than September 1, 2008.
- 5) Compliance with the Township Engineer's comments.
- 6) Revise the site plan to remove the drive thru lane that is shown on the future phase. As previously discussed and within the P.U.D., the drive thru would only be included when the request for a Special Use Permit is received by the Township.

Secretary Lewis noted that he had a list from the absent Planning Commissioner's regarding their concerns of the site plan and Staff's report has addressed their concerns.

Secretary Lewis opened the meeting for questions of Staff by the Commission.

Secretary Lewis asked if the Township has a phasing plan from the Developer and Planning Director Peterson said that this plan is consistent with the PUD phasing plan.

Secretary Lewis asked the Applicant if he understood the six (6) conditions listed by Staff and if there were any issues with the conditions. Applicant David Riebel of Riebel Development Corporation said he understands the six (6) conditions and does not have any issues with them.

Applicant Riebel noted that the drive thru is included with buildings C and D but he would remove the drive thru from the site plan if that is what the Planning Commission wants. Secretary Lewis advised the Applicant to remove the drive thru from the site plan.

Member Koessel asked the Applicant how much of the space in the two (2) buildings has been leased. Applicant Riebel said a total of sixty (60%) percent is leased between the two (2) buildings.

Member Koessel asked if the building towards the back was going to be office or retail and Applicant Riebel said that 30,000-square feet would be fitness and the remaining square footage will be office.

Member Koessel asked if the Applicant would be occupying any of the space and Applicant Riebel said he will be moving into one of the cheaper spaces.

Secretary Lewis noted this project has taken a long time to arrive at this point. There have been numerous meetings with the Applicant and a sub-committee was developed to assist with the project. This is a fine project that meets the Township's ordinance.

Member Koessel echoed Secretary Lewis' comments noting that this has not been an easy project and a lot of work has been done by the sub-committee and Planning Commission to make this project consistent to what was approved 1-year ago.

Member Koessel motioned for Site Plan approval for phases 1A and 2 of the Riebel P.U.D. at 6300 28th Street with the six (6) conditions listed by Staff. Member Richards supported the motion. All in favor with none opposed. Motion carried.

ARTICLE 6.

Any Other Business

Secretary Lewis opened the meeting for any other business.

Secretary Lewis reminded the Planning Commission of the joint meeting with Ada Township Planning Commission on May 5th at Fishbeck, Thompson, Carr & Huber (FTC&H) beginning at 5:00 p.m.

He also noted to the public members in attendance that it is a busy time for the Township as they are working on the Township's Master Plan. Planning Director Peterson noted there are two (2) upcoming Visioning Meetings on April 28th and April 29th. The April 28th Meeting will be held at the Wisner Center in the Library and the April 29th Meeting will be held at Station 2. These meetings will be open to all property owners.

Member Koessel also announced the Township's next Open House that will be held at the Wisner Center on April 22nd beginning at 5:30 p.m. The Open House is an informal meeting and does not have an agenda; it is an opportunity for the public to chat with the Township's Trustees and members of the various boards.

ARTICLE 7.

Adjournment

Secretary Lewis requested a motion for adjournment.

Member Waalkes supported by Member Logue moved to adjourn. The motion carried and the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Jack Lewis, Secretary

Lisa Hern, Recording Secretary