

MINUTES

Cascade Charter Township
Planning Commission
Monday, October 1, 2018
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 P.M.
Members Present: Johnson, Katsma, Krieter, Lewis, Noordyke, Pennington, Rissi and Sperla
Members Absent: None
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 Pennington to approve the Agenda. Supported by Member Rissi. Motion carried 8 to 0.

ARTICLE 4. Approve the Minutes of the September 17, 2018 meeting.

Motion was made by Member Johnson to approve the minutes of September 17, 2018 as written with changes. Supported by Member Rissi. Motion carried 8 to 0.

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

No visitors came forward.

**ARTICLE 6. Case #18:3489 Doug DeHaan- The Lanterns
Property Address: 3217 Thornapple River Dr.**

Requested Action: The Applicant is requesting Basic Plan Review to rezone approximately 12 acres to PUD to allow for 21 Condominium units.

Director Peterson stated that the Applicant is requesting Basic Plan Review and the purpose of tonight's meeting is to introduce the project and gather information needed for a public hearing. The project is for a new subdivision on the west side of Thornapple River drive at the intersection of Thornhills and Thornapple River Dr across from the church and is zoned R2 residential, master planned the same, the suburban residential category. To the North and West of the property is the multi family Centennial Park neighborhood and to the South is the Glenstone single family detached development. They are proposing 21 condominium style units with no traditional lot lines with 50% common open space area, with a 10,000 sq ft lot size to calculate the 21 units. It is being proposed to rezone to PUD to decrease the front setbacks which would allow them to increase the setbacks along the perimeter.

There is a similar project on Spaulding near Watermark golf course.

The project would have city water and sewer so the City of Grand Rapids would have to approve the plans. They will also need approval from the Kent Co Road Commission to connect off of Thornapple River Dr. The street itself will be a private one way street reviewed by the township engineers and will meet the township width requirements. Director Peterson would like to see a plan on how they will regulate the one way street. They will need to provide our engineers plans for meeting the stormwater ordinance. There will be no sidewalks but will have a pathway connecting to the pathway system. Streetlights and trees will be in line with the subdivision ordinance. Existing trees will be saved if possible.

Chairman Sperla invited the applicant to come forward with comments.

Mr. Don DeGroot came forward on behalf of the applicant Mr. Doug DeHaan. He explained that the two existing homes on the property will be removed and power lines moved. The property is fairly wooded and plans are to keep as many trees as possible. Existing water main on Thornapple River Dr is in place. Underground power, gas and communications will be provided. The soil is sandy. As far as the one way drive the plan will be 18 ft wide. The final curb cuts will be determined through working with the road commission.

Member Rissi asked if the property will be gated and the question will be given to Mr DeHaan. There was discussion on where the stormwater runoff will go and was told it will go across Thornhills and eventually to the Thornapple River.

Member Pennington asked what the front setback would be and was told it would be 28 ft from the pavement.

Member Krieter asked if each unit will have a garage and was told yes, with some being a 3 stall. The units will be approximately 2000 sq ft in size. Elevation grades will be determined due to topography with walkouts or daylighting if possible.

The next steps on this will be a Zoning PUD public hearing and then before the township board for final approval.

ARTICLE 7. Any other business

Director Peterson reminded the board and the public to take part in the Master Plan Survey that is on the township website, and to check out the Community Design Event held at Cascade Christian Church on October 16.

Member Rissi would like more information on the 18 ft wide road and if that is enough.

ARTICLE 8. Adjournment

**Motion was made by Member Rissi to adjourn. Supported by Member Pennington.
Motion carried 8 to 0. The meeting was adjourned at 7:50 p.m.**

Respectfully submitted,
Phil Johnson, Secretary