

MINUTES

Cascade Charter Township Planning Commission
Monday, April 16, 2012
7:00 P.M.

ARTICLE 1. Chairman Sperla called the meeting to order at 7:00 p.m.
Members Present: Hammond, Lewis, Mead, Pennington, Robinson, Sperla, Waalkes, Williams
Members Absent: McCarthy, excused
Others Present: Planning Director Steve Peterson and members of the public.

ARTICLE 2. Chairman Sperla led the Pledge of Allegiance.

ARTICLE 3. Approve the current Agenda.

Motion was made by Member Lewis to approve the Agenda. Support by Member Robinson. Motion carried.

ARTICLE 4. Approve the Minutes of the March 19, 2012 meeting.

Motion was made by Member Pennington to approve the Minutes as presented. Support by Member Mead. Motion carried.

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

Chairman Sperla welcomed the visitors and asked for comments.

No one present wished to speak to non-agenda items.

ARTICLE 6. Case #12-3073 Dan Burd

(Public Hearing)

Property Address: 5630 Buttrick Ave SE

Requested Action: The applicant is requesting a Special Use Permit to construct a new accessory building larger than 832 sq ft.

Chairman Sperla introduced the case and then turned it over to Staff for comments. Planner Peterson described the property location as being on Buttrick Ave just north of 60th and on the east side of the road.

The proposed building is 1,200 sq ft and is being located behind the home. Peterson said it meets our setbacks. The property is 4 acres so two accessory buildings are allowed. This would be their first accessory building. The building will have vinyl siding and asphalt shingles, which is normal for that area. The building does include a large open area and this is already calculated into the square footage of the building.

Staff did not receive any comments from neighbors. Staff recommends approval of the Special Use Permit as requested.

Chairman Sperla asked if there were any questions of the Planner.

Member Lewis asked where the drain field was located. Peterson replied that the owner may be able to provide that information.

With no other questions Chairman Sperla asked the applicant to come forward. Applicant Dan Burd of 5630 Buttrick Ave. was present. In answer to the question about the location of the septic; it is in front of the house. Mr. Burd had no other comments.

Member Lewis asked if there would be any outdoor lighting on the building. Mr. Burd replied that there would be lighting under the overhang.

Member Lewis made a Motion to move into Public Hearing. Support by Member Robinson. Motion carried.

No one was present to comment to this case.

Member Robinson made a Motion to close Public Hearing. Support by Member Pennington. Motion carried.

Member Waalkes made a Motion to approve the Special Use Permit request. Support by Member Mead. Motion carried unanimously.

ARTICLE 7. Case #12-3069 Kraft Holding LLC/Lacks Enterprises

Property Address: 5675 Kraft Ave.

Requested Action: Site Plan Approval for a new manufacturing facility.

Chairman Sperla announced that Member Pennington has a potential conflict in regards to this case. Member Pennington has asked to be recused from this consideration.

Member Waalkes made a Motion to accept Member Pennington's request to be excused from this item. Support from Member Lewis. Motion carried.

Planner Peterson said that the applicant is requesting site plan approval in order to construct a new 200,000 sq ft manufacturing building. Lacks has about 60 acres they are developing and this will be the first building. This is part of the Meadowbrooke Business Park and the use is what the area was planned for. There are several lots that will need to be combined. The development is also

planned as a multi-phase project for several additional buildings in the future. These buildings will also require site plan approval when they want to construct them.

The building addition conforms to the setback, building height, and parking regulations of the Meadowbrooke PUD zoning district.

The applicant has submitted a landscape plan for the area around the new building. Due to the planned future phases the planner does not recommend any other landscaping. The Meadowbrooke Review Board is requiring some additional landscaping along the road the extended portion of International Parkway. Peterson said that a bond should be required to ensure the landscaping is done according to the plan.

The driveways have been reviewed and approved by the KCRC and meets the Meadowbrooke PUD regulations.

The Township Fire Dept. has reviewed and approved the plans.

The Township Engineer has reviewed and approved the plans with a few conditions. His comments were relative to storm water. Submittal of a revised plan is required. These things will be worked out administratively with the City of Grand Rapids and the Township Engineer.

The Meadowbrooke Review Board reviewed this project on April 10, 2012 and approved the plan with only a few comments. Most notable is the landscaping comments along the new road.

Staff recommends that the Planning Commission approve the Site Plan for the new building under the following conditions:

1. Submit a landscape bond of \$5,000.
2. Comply with the Township Engineer letter dated April 12, 2012 and submit a revised plan.
3. Comply with the Meadowbrooke Review Board comments.
4. Contingent on the Township Board approving the rezoning and changes to phase two of the Master Plan for the Meadowbrooke PUD.
5. Combining all of the parcels into one.
6. Submitting a revised landscape plan to show the landscaping required by the Meadowbrooke Review Board.

Chairman Sperla asked if there were any questions of Planner Peterson. Questions and discussion followed.

Representatives Joe Loughin, a Plant Engineer for Lacks Industries, as well as Patrick Knight II were there to answer questions.

Member Lewis noted that the Fire Chiefs report indicated that possible fire lanes may need to be installed around the buildings. He requested comments from the representatives. They responded by stating that they do that all of the time for all the buildings they build.

There were no other questions or discussion.

Member Waalkes made a Motion to approve the site plan given the conditions that the Planner recommends in his report. Support by Member Robinson. Motion carried.

ARTICLE 8. Case #12-3074 Walmart Stores, Inc

Property Address: 5859 28th Street SE

Requested Action: The applicant is requesting Site Plan Approval for a 36,000 sq ft addition.

Planner Peterson stated that the expansion is proposed for the north side of the existing building. The addition will include changes to the front façade, parking lot, service drive, and a small enclosure in the rear of the store to accommodate the compactor.

The original project was proposed as a PUD and was controversial with the residents so the developer developed the project meeting the B2 Zoning standards.

This new plan would modify a few of the original conditions if approved. The service drive will connect from Kraft Ave through to the assisted living project east of Walmart. In order to accommodate the service drive, parking and bufferyard on their property they will be moving a portion of the property line to the north about 60 feet. This will require a land division approved by Staff. Although it was never required when originally approved, the Planner suggests that we require an easement over the entire service drive rather than just the points where it connects to adjoining properties.

Probably the most notable change would be to the façade. They have kept the building as originally approved with the exception of changes at the entrances, and one new entrance is created with the addition. The rest of the building will look as it is now.

The signage shown does not meet our standards and Walmart is aware of that. They would need a Variance to have the type of signage shown on the plan.

There is an updated traffic study in the packet. The report indicates that they have not reached the amount of traffic anticipated in the original study even with the addition.

The Township Fire Dept. has reviewed and approved the plans.

The Township Engineer has reviewed and approved the plans with a few changes.

No new outdoor lighting is planned for the site. If they choose to install additional lighting it will have to meet our standards.

Staff recommends that the Planning Commission approve the site plan for the addition as shown on the March 15, 2012 site plan contingent on the following conditions:

1. Submit a landscape bond of \$7,000.
2. Comply with the township engineer letter dated April 12, 2012.
3. Apply for a lot split to move the property line north 60 feet.
4. No signage changes are approved with the site plan; any signage change will require a separate permit.
5. Obtain an easement that covers the entire service drive and will allow for connection to the east.
6. Receive a soil erosion control permit from KCRC.
7. All other conditions from the original site plan remain in effect.

Chairman Sperla asked if there were any questions of Staff.

Clarification was requested in regards to the Township Master Site Plan; specifically the distance of the office zone to the residential area to the north. Peterson indicated that there is about 600 feet of office zoned property before the residential property to the North. .

Member Mead asked if the entire retention would need to be rebuilt for the project. Staff said that would be a good question for their engineer.

Chairman Sperla asked the applicant/representative to come forward for questions or additional comments. Present was Bo Gunlock of RG Properties.

Mr. Gunlock stated that one of the entities that is owned by their company has title to this property, they were the original developers of the property and owners of the property. The store proposed for expansion will be a supercenter complete with a full line of groceries. Their general merchandise stores are being phased out. As to the question that was asked earlier, Walmart will

maintain their portion of the service drive known as "27th street" as it will be rebuilt. As the owner of the office zoned property to the north they will be responsible to maintain the detention pond as it is expanded.

Member Lewis questioned the traffic study which indicated less traffic. Mr. Gunlock explained that there would be less traffic than was originally contemplated in the study completed 15 years ago.

Robert Matko was present from CESO, the civil engineer representing Walmart. He stated that the detention basin will approximately be doubled in size. It will also capture the remaining development. Member Lewis asked if they would object to a fence being installed around it as a condition since it is near a residential area. The applicant indicated that they would not.

Scott Broadbent was present from pb2 architecture + engineering to answer a question for Member Hammond about elevation, signage and the need for a variance. Mr. Broadbent clarified that if they do not get the sign variance it would not change the building elevation plans, just the signs.

Member Lewis made a Motion that the request for Site Plan Approval for a 36,000 sq ft addition to the Walmart Store on 28th Street be approved with the 7 conditions listed in the packet, and to include an 8th to request that a fence be installed around the basin of the detention. Support by Member Pennington.

Member Hammond requested to add that the exterior elevations shown on the drawings minus the signage be a condition of approval. Member Lewis accepted as a friendly amendment. Motion carried unanimously.

ARTICLE 9. Any other business:

The next meeting will be May 14th with 4 cases. The May 21st meeting might have 2 cases.

ARTICLE 10. Adjournment

Motion was made by Member Waalkes to adjourn. Support by Member Pennington. Motion carried. The meeting was adjourned at 7:55 p.m.

Respectfully submitted,

Karen McCarthy, Secretary

Carol M. Meyer, Planning Administrative Assistant