

MINUTES

Cascade Charter Township
Planning Commission
Monday, April 17, 2017
7:00 P.M.

ARTICLE 1. Chairman Waalkes called the meeting to order at 7:00 P.M.
Members Present: Waalkes, Katsma, Lewis, Mead, Pennington, Rissi, Robinson, Sperla and Williams
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 Robinson to approve the Agenda. Supported by Member Mead. Motion carried 9 to 0.

ARTICLE 4. Approve the Minutes of the March 20, 2017 Meeting.

Motion was made by Member Lewis to approve the Minutes (with noted corrections). Supported by Member Robinson. Motion carried 9 to 0.

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

No visitors who were present wished to speak about non-agenda items.

ARTICLE 6. Case #16:3316 Leisure Living, LLC

Public Hearing

Property Address: 5042, 5044 Cascade Road and 1225 Spaulding

Requested Action: Preliminary Plan Review to rezone property at 5042, 5044 Cascade Road and 1225 Spaulding to P.UD. to allow an independent living, assisted living and memory complex.

To begin, Member Pennington wanted to let the Commission know that his firm has been working on this project, however, he is not personally involved. He wanted to disclose this in case the Commission wanted him to recuse himself with regard to this project. The Commission felt his recusal was not needed.

Director Peterson stated that the Applicant is requesting a Preliminary Plan approval in order to construct 138 new units for independent living and memory care. This development would be restricted to people receiving care. The project consists of three different properties totaling 18 acres. The current Master Plan designated for this property is Community Residential. Attached and detached assisted living is a housing type in this master planned area.

The Applicant has submitted a traffic study which indicates that the KCRC will be making some improvements to the area that will address the issues in the traffic study. The study has identified the following improvements that are occurring: (1) KCRC is already planning on constructing a northbound right turn lane in 2018, and (2) KCRC has agreed to monitor the signal for the most efficient operation for all movements. In addition, the KCRC is also studying the intersection at Burton and Spaulding for future improvements regardless of this project.

The project is located along the pedestrian path and the project has provided a connection to the pathway to allow for internal connections to the development. The storm water design for the site will need to meet the Township's storm water ordinance. The developer has also been working on plans to address sewer and water to accommodate the project.

Any outdoor lighting will need to meet Township regulations. Also, in regards to landscaping, the developer has provided some landscaping around the perimeter and prospective drawings should also assist in determining the need for landscaping to buffer the surrounding uses specifically the residential uses to the Northwest and West.

The project is still being reviewed by the Township Engineer and the City of Grand Rapids for water service. Staff does not believe this will be an issue but they still need to work this out.

Director Peterson recommends approval of the Preliminary Plans contingent on the Applicant being able to address the issues from the City of Grand Rapids. Any changes to the plan should be minor and can be reviewed when recommendation is made to the Township Board on the plan and ordinance.

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

Mr. Colin Kraay of Leisure Living came forward and made a presentation about Leisure Living and the planned community.

Mr. Justin Longstreth of Moore & Bruggink then came forward to add a side note on a couple issues that were brought up.

Motion was made by Member Mead to open the public hearing. Supported by Member Rissi. Motion was carried 9 to 0.

Several members of the public came forward to address their concerns with the project. All were neighbors of the proposed project. Their concerns specifically were lighting (in the parking areas, on the buildings and vehicle lights along drive paths), increased traffic, property values with such a facility going in, and type of buffer to contain the noise and shield their view of the facility.

Mr. Kray again came forward to address the neighbors' concerns. He assured them Leisure Living will work to make sure appropriate lighting is put in, and natural buffers, such as pine trees, etc. around perimeter and shrubs, etc. along drive paths.

Motion was made by Member Lewis to close the Public Hearing. Supported by Member Robinson. Motion carried 9 to 0.

Motion was made by Member Mead to approve the Preliminary Plan to rezone the property contingent on Applicant addressing issues from the City of Grand Rapids. Supported by Member Sperla. Motion carried 9 to 0.

ARTICLE 9. Any other business

Next meeting of the Planning Commission will be May 8, 2017.

ARTICLE 10. Adjournment.

Motion was made by Member Rissi to adjourn. Supported by Member Sperla. Motion carried 9 to 0. The meeting was adjourned at 8:00 p.m.

Respectfully submitted,
Scott Rissi, Secretary