

## MINUTES

Cascade Charter Township Planning Commission  
Monday, November 10, 2014  
7:00 P.M.

**ARTICLE 1.** Chairman Pennington called the meeting to order at 7:00 PM.  
Members Present: Hammond, Lewis, Mead, Pennington, Rissi, Robinson, Sperla, Waalkes, Williams  
Members Absent: None.  
Others Present: Planning Director Steve Peterson, Township Manager Ben Swayze and others listed on the sign in sheet.

**ARTICLE 2. Pledge of Allegiance to the flag.**

**ARTICLE 3. Approve the current Agenda.**

**Motion by Member Sperla to approve the Agenda. Support by Member Hammond. Motion carried 9-0.**

**ARTICLE 4. Approve the Minutes of the October 06, 2014 meeting.**

**Motion by Member Lewis to approve the minutes of the October 6, 2014 meeting with corrections. Support by Member Waalkes. Motion carried 9-0.**

**ARTICLE 5. Acknowledge visitors and those wishing to speak to non-agenda items (Comments are limited to five minutes per speaker.)**

No one came forward.

**ARTICLE 6. Case #14:3216 Gary Jahnke**

**Public Hearing**

**Property Address: 5766 Buttrick Avenue**

**Requested Action: The Applicant is requesting a Special Use Permit to construct an accessory building that is over 832 sq. ft.**

Planner Peterson presented the case. The Applicant is located on Buttrick Avenue just north of 60<sup>th</sup> Street. The building itself is about 48' x 40'. The building is 50' away from the property line which would allow up to an 18' tall building. This building is about 15' tall. The Applicant did not indicate any outdoor lighting. We do allow for outdoor lighting but it must be downcast or shielded. One thing we did not get from the Applicant was the intended use of the building. We will need to determine the use of the accessory building before any approvals are given. The size of the building is a little large in comparison to the home. The lot is roughly 7.5 acres so lot size is not an issue. The Applicant

indicated that they are going to match the building materials on the exterior of the home but have not indicated the types of material. The structure is quite a distance from any other structure and no new driveway or access is required. I am recommending approval of the Special Use Permit provided we are satisfied with the use of the building, we learn the exterior materials used and that the structure will not be used for business use or living space.

Chairman Pennington requested the Applicant come forward with comment.

Gary Jahnke, 5766 Buttrick Avenue came forward as the Applicant.

The Applicant stated that the exterior of the building would be either Cedar or cement board but when painted the structure will match the house. The structure will be a workshop for myself and will not be used for living space. I will park personal trailers and lawn mowers inside. I would like to heat the structure and possibly have water available for washing vehicles.

**Motion to open the Public Hearing by Member Lewis. Support by Member Robinson. Motion carried 9-0**

No one wished to speak at the Public Hearing.

**Motion by Member Rissi to close Public Hearing. Support by Member Waalkes. Motion carried 9-0.**

**Motion by Member Waalkes to recommend approval of the Special Use Permit to construct an accessory building that is over 832 sq. ft. Support by Member Robinson. Motion carried 9-0.**

**ARTICLE 7. Case # 14:3210 Drury Hotels**

**Public Hearing**

**Property Access: 5175/5189 – 28<sup>th</sup> Street SE**

**Requested Action: The Applicant is requesting to rezone the property to Planned Unit Development for a new 7 story – 180 room hotel.**

Planner Peterson presented the case. The property is located on the North side of 28<sup>th</sup> street adjacent to I-96. They are requesting a PUD for a 7 story -180 room hotel. The area's underlying zoning is Expressway Service. This does allow buildings up to 72' by Special Use permit and 48' by right. The proposed height is 72' 10" to the roof and there is a parapet wall on the roof. In addition to the hotel, they are prepping the area for a restaurant pad or other use out front. They are seeking approval for both pads. There is criteria we use to determine if an applicant is eligible to go over the 48'. The Applicant has chosen the Street

Scape Incentive. They are developing the details on an entrance wall that would allow the township and applicant a sign. We have met as a Staff with the Applicant and with the Township Board Infrastructure Committee and the entry wall seems to be the idea that everyone is excited about. This is an idea that can be repeated throughout the Township.

The PUD method was used rather than Special Use Request as many variances would be necessary to accomplish the same end. The pads for the two areas would include 15,000 sq. ft. foot print for the hotel and 6,400 sq. ft. foot print for the out lot. They are not locked into those footprints but as more as a frame of reference.

The Applicant was able to secure access out to 28<sup>th</sup> Street at the light. This was a critical component of the project. They will also have access with right in/right out only. The two driveways to the gas station will be closed.

The height of the building is 72'10" with another 12' for the parapet wall that will screen the mechanical units. We have dealt with parapet walls in the past and we allow screening up to another 15" beyond the height of the building. We have approved this in the Meadowbrooke PUD and in the Centennial Park PUD. Our Zoning Ordinance says 4' for parapet walls to limit the height of these walls throughout the Township. This project falls more in line with the Meadowbrook and Centennial PUD's that allow for the 15' extension beyond the height of the building.

They have indicated the wall signage that they are requesting is 392 sq. ft. They are not requesting any exceptions with the pylon signs. They are requesting 125 sq. ft. and 30' tall. This is what we allow on 28<sup>th</sup> Street. They would share that signage with the pad out front. The 392 sq. ft. is below the 400 sq. ft. we have allowed others in the area such as Costco, Target, Meijer and the hotels in Waterfall Shoppes permit for this area. Planner Peterson has requested a directional sign out front that will be shared with the existing directional signs. Both the Red Roof Inn and The Mattress Store have small directional signs and Peterson would like Drury Hotels to share space with one of them. The Township has done this in the past with the Meijer project on 28<sup>th</sup> and Kraft.

Planner Peterson discussed the photometric plans with the Commissioners. The Township doesn't allow more than 5' candles. There are two areas where they exceed the 5' candles. There's one right of the side door that's 6' and a couple underneath the canopy that are 8.6'. The higher light level doesn't exceed anywhere beyond there. Planner Peterson stated this is a minor modification. The only other place this has been allowed is at Costco's gas station under their

canopy. Peterson estimates those lights may be in the 20s, but they also turn them off after a certain time.

Planner Peterson introduced comments from the Township Engineer regarding storm water. The site is in the Plaster Creek Watershed. Drury Hotels has designed their site to comply with Cascade's Storm Water Ordinance. The Applicant has made improvements to what's there. They're coordinating this with the Drain Commission and are making some modifications for the drain as it goes through the site. Planner Peterson stated there was a letter in the Commissioner's last packet in which the Drain Commission had approved those modifications.

Planner Peterson stated this property is zoned ES. The Master Plan for this area is designated as highway/commercial. When the Township did the Master Plan in 2009 it was shortly after the Applicant applied for their original project in 2007. The Commissioners wanted to talk about taller buildings and they put this project on hold. One of the outcomes of the Master Plan was for taller buildings by the highway which is why the provision was allowed as Planner Peterson described earlier in the meeting.

I did not find anything in our Capital Improvement Plans that would be generated with this project. They will be building some sidewalks within their site and have agreed that if and when the DDA extends the sidewalks along 28<sup>th</sup> Street they will extend their sidewalks to 28<sup>th</sup> Street.

Traffic as a result of the project could increase by 5-600 trips per day. There are about 37,000 trips per day and the Road Commission states that the road can handle up to 40,000 trips per day.

To summarize, the sight is unique with the highway and the Consumers Power right-of-way which would allow for the PUD Rezoning. This allows us to have more control with one project rather than the many that would be created thru the variance process. The project is consistent with the underlying zoning, the Master Plan and the Future Land Use Plan. My recommendation is approval of the Preliminary Plan with the following conditions:

- Install shared directional sign
- Work out any outstanding items with the Township Engineer regarding the Storm Water Maintenance Agreement
- Revise the Elevation drawing to include Signage Plan
- Compliance with the Fire Department Letter
- Wrap up details with the Landscaping Agreement regarding the landscaping wall and welcome sign with the Township prior to final approval.

Member Lewis stated that there are some unique features with this property because of the highway but I am hesitant that we cooperate with Applicants that we are not setting a precedent for future cases. I do not like right in/right out entrances but in this case there is no other choice. I do not want future cases to base their cases on this variance. I think you have done a good job showing the projects uniqueness to prevent this becoming acceptable for all projects.

Chairman Pennington requested the Applicant come forward with comments.

Joe Pereles, Vice President of Drury Hotels came forward as the Applicant. We are family owned and operated since the early 1960's. We have hotels in 20 states. We have owned this site since 2007 and we have removed the Knights Inn and the Citgo Gas Station, we have gained access to 28<sup>th</sup> Street and the ES Zoning Code has been modified. We have obtained a lease for parking from Consumer Power and we are working on a landscaping agreement with Consumers to install the Cascade Township Welcome Sign as well as be able to maintain the landscaping on the Consumers Energy easement. Our typical hotel, has 733 sq. ft. of building signage and have reduced our signage to 394 sq. ft. to comply with Township requirements. We are requesting a 125 sq. ft. pylon sign. The mattress store has changed ownership and we will be working with the new owners to develop a joint sign at the entrance to the development.

Member Hammond asked if the lease with Consumers Energy was long term. The Applicant stated that it is a 20 year lease with two (5) year options.

Member Lewis stated that the pool is indoor/outdoor. The Applicant stated that the pool is both inside and outside and is connected by a rubber membrane. The pool is heated so guests may use both the indoor and outdoor pool year round.

**Motion to open the Public Hearing by Member Hammond. Support by Member Mead. Motion carried 9-0**

No one wished to speak at the Public Hearing.

**Motion by Member Lewis to close Public Hearing. Support by Member Robinson. Motion carried 9-0.**

**Motion by Member Rissi to recommend approval of Case 14-3210 Drury Hotels request to rezone the property to Planned Unit Development for a new 7 story - 180 room hotel with the conditions**

- **Install shared directional sign**
- **Work out any outstanding items with the Township Engineer regarding the Storm Water Maintenance Agreement**
- **Revise the Elevation drawing to include Signage Plan**
- **Compliance with the Fire Department Letter**
- **Wrap up details with the Landscaping Agreement regarding the landscaping wall and welcome sign with the Township prior to final approval.**

**Support by Member Mead. Motion carried 9-0.**

**ARTICLE 8. Resolution to adopt the Cascade Charter Township Capital Improvement Plan 2015-2020**

Township Manager Ben Swayze presented. We are in the process of approving our 2015-2020 Capital Improvement Plan. Essentially the Plan outlines the schedule for our Capital Expenditure for the next 6 years. According to our document, to be included in the Capital Improvement Plan the project must be consistent with our Master Plan, be a State or Federal Requirement or be a Township approved policy. Typically you will find Capital Improvements of more than \$10,000. We used to have a second section that included improvements between \$1,000 and \$9,999. This historically was computers and did not serve as a true planning function of the Township so we have eliminated that portion of the Plan.

This is the process that we follow:

- Individual departments submit proposals
- Proposals are evaluated by the CIP Committee or Infrastructure Committee
- Based on this review and their recommendations the six year Capital Improvement Program and the first year Capital Improvement Budget are developed
- This plan is presented to the Planning Commission for approval.
- The Planning Commission approval is forwarded to the Township Board for final approval and adoption.

The six year Capital Improvement Plan is a mid-range plan that describes all plans submitted by the departments. It has an assessment and prioritization of each project. The First year Capital Improvement Budget is a short range budget document and recommends Capital Needs to be funded for the following year (2015) and also identifies expected revenue sources. Some of the benefits of Capital Improve Planning is that it focuses our attention on the Communities goals, needs and capabilities and optimizes the use of the taxpayer's dollars. It guides future growth and development and encourages the most efficient government possible, improves our basis for intergovernmental and regional

cooperation, maintains a sound and stable financial program and enhances our federal and state grant opportunities. We use a four step prioritization scale when rating projects.

- Essential Projects are considered urgent and high priority
- Desirable Projects are considered high priority that should be done as funding is available
- Acceptable projects are considered desirable if funding is available.
- Deferrable projects that are low priority which can be postponed.

The Capital Improvement plan also addresses funding sources. The Township has a bevy of funding sources in the Township. The most obvious is millage funding. We have six mileages in the Township: General Fund, Fire, Police, Pathway, Open Space and Library. The second funding source is General Obligation Revenue Bonds and lastly our Revenue Bonds. We have tax increment financing where most of the revenue for the DDA comes from. Other funding sources include Federal and State grants, special assessments, developer contributions, utility system funding, capital leases, sale of assets, and dedicated revenues.

We have 62 projects that were added to the Capital Improvement Plan for a total of \$14,231,000. The report breaks down the projects by the individual department, the number of projects in the department and the total dollar amount.

**Motion by Member Sperla to pass the resolution to adopt the Cascade Charter Township Capital Improvement Plan 2015-2020 to the Township Board.**

**Support by Member Mead. Role Call Vote: Sperla – Yes**

**Rissi - Yes**

**Hammond - Yes**

**Waalkes - Yes**

**Pennington - Yes**

**Mead - Yes**

**Williams - Yes**

**Lewis - Yes**

**Robinson - Yes**

**Motion carried 9-0.**

**ARTICLE 9. Any other business**

There was no new business.

**ARTICLE 10. Adjournment**

**Motion by Member Williams. Support by Member Sperla. Motion carried 9-0.  
Meeting adjourned at 8:22 PM.**

Respectfully submitted,  
Aaron Mead, Secretary

Ann Seykora/Debra Groendyk  
Planning Administrative Assistant