

MINUTES

Cascade Charter Township Planning Commission
Monday, December 15, 2008
7:00 p.m.

ARTICLE 1. Chairman McDonald called the meeting to order at 7:00 p.m.
Members Present: Hammond, Koessel, Logue, McDonald,
Pennington, Robinson, Sperla, Waalkes
Members Absent: None
Others Present: Township Attorney Cliff Bloom, Planning Director
Peterson, Recording Secretary Hern, and Members of the Public.

ARTICLE 2. Chairman McDonald led the Pledge of Allegiance to the Flag.

ARTICLE 3. Chairman McDonald requested a motion for the approval of the
December 15, 2008 agenda.

**Member Robinson motioned to approve the December 15th
Agenda as presented, supported by Member Waalkes. All in
favor with none opposed, the motion carried.**

ARTICLE 4. **Approve the Minutes of the December 1, 2008.**
Chairman McDonald opened the meeting for revisions, corrections
or a motion for approval of the December 1st minutes.

**Member Waalkes motioned for approval of the December 1,
2008 minutes as presented, supported by Member Hammond.
All in favor with none opposed: December 1, 2008 Planning
Commission Meeting Minutes were approved as submitted.**

ARTICLE 5. **Case # 08-2932: Goodwood Plat Owners Association**
Address of Property: 3598 Goodwood SE
Requested Action: The Applicant is requesting Special Use
approval consideration for the boat launch/boat ramp and
improvements on the subject property under subsection 4.33.

Chairman McDonald noted that Township Attorney Bloom has
provided the Commission of draft of the resolution within their
packets. The resolution was drafted per the Planning
Commissions' tentative decision regarding this case at the
December 1, 2008 meeting.

Planning Director Peterson noted that the Association's updated
Bylaws are also included within the Commissions' packets. The
rules will be presented to the Association on January 12, 2009 for
approval; this is a few days prior to the Township Board Meeting.

Member Koessel used to belong to a neighborhood association that had a boat launch and asked if there are any restrictions regarding the property's use? Attorney Cliff Bloom said that he does not recall any restrictions surfacing as deed restrictions. The boat launch is dedicated in the use of the lot and ultimately, the developer transferred the title to the property and to the Association.

Member Koessel noted that the one restriction that crept up in his association was that if no one maintained the property, paid the taxes or if the association ever folded, the property would revert back to the Township for public use and he wondered if this exists in the Goodwood Association. Tim Dieffenbach, 7190 Burger Dr. SE, Goodwood Association President, said that the owners do not pay taxes on the property since it is under a 501(c)3 non-profit.

Member Koessel asked if the association members pay the insurance on the property and Mr. Dieffenbach said yes.

Member Koessel asked Mr. Dieffenbach if he knows if there are any restrictions that if the property is not maintained would it revert to the Township and Mr. Dieffenbach said he is not aware of any restrictions of this nature.

Member Koessel asked Staff what would happen to the property if the Association not maintains it or if the Association disbanded. Township Attorney Bloom noted that in any event the special use needs to be complied with. His interpretation is that if the Township Board approves the resolution, the property has to be used in this way. If the Association were to sell the property to an outside source or allow additional access, they would be in violation of the Township's zoning aspects.

From a private property standpoint, it is unlikely that the title would ever leave the Association because it is dedicated to the lot owners in the plat. If for some reason the Association dissolved, the lot owners would have the lot and still comply with the zoning ordinances.

Member Koessel asked Mr. Dieffenbach, referring to the Bylaws under Item 5 Watercraft Utilization, "Watercraft launched at the Goodwood boat launch must display a GPO placard or sticker, be properly licensed and current insurance..." and below it states "guests must be accompanied by the active member or the active member's family at all times." Member Koessel asked if the Association would allow a member of the association to have a guest come over with a boat and allow the guest to launch their watercraft and Mr. Dieffenbach said that is not allowed. Member

Planning Director Peterson noted that the Zoning Ordinance also prohibits that type of activity. Peterson also noted that these rules they have are the same as was approved by the Township in 2005.

Bud Poe, 3462 Goodwood and Association Secretary, said that he did an analysis of total boat launches during the six (6) month season of 2007 and there were a total of forty-two (42) launches. This is broken down into the 6-month season of six (6) launches a day at an average of 15-minutes each launch for a total use of 1 ½ hours per month and all Goodwood owners with their private boats. Member Koessel asked if the Association would suspend a member's use of the launch if they allowed a non-member to use the site and Mr. Poe said they would suspend the member and it is within the Association's Bylaws.

Member Waalkes noted that the list of amendments to the Association's Bylaws is just the revisions specific to the boat launch; it is not an all-conclusive provision of the Association's Bylaws and Planning Director Peterson said that is correct and a copy of the Association's entire Bylaws was provided at the December 1st meeting.

Member Koessel motioned to make a favorable recommendation of approval for the Special Use request by Goodwood Plat Owners Association for a boat ramp and adopt the resolution that has been drafted by Township Staff and legal council, supported by Member Robinson.

Chairman McDonald requested a roll call vote:

Member Koessel, yes

Member Waalkes, yes

Member Hammond, yes

Member Robinson, yes

Member McDonald, yes

Member Pennington, yes

Member Logue, yes

All in favor with none opposed, motion carried.

ARTICLE 6.

Master Plan Update

Planning Director Peterson said the draft of the Master Plan was distributed to the Commission prior to the meeting for their review.

Lynne Wells, Williams & Works, provided an overview of the Master Plan that was presented at the Township's last Open House.

There have been four (4) phases in the Master Plan's development:

Phase I: Understanding the demographics

Phase II: Outlining the preferred future

Phase III: Developing the blueprint

Phase IV: Finalization and adoption of the plan.

Ms. Wells encouraged the Commissioners to provide their input on the draft of the plan; the plan can still be changed.

Focus groups and committees helped develop the draft and a mail-in survey was done within the Township; 28% responded to the survey, a high percentage.

Ms. Wells provided goals and objectives for the various sections of the plan, such as transportation, utilities, the village, etc., along with a zoning map.

The plan also reviewed future steps and a possibility of the Township's growth in the next twenty (20) years.

Ms. Wells also distributed a tracking document of comments they have received and the responses provided.

The last advisory committee meeting is Monday, December 22nd, and will be addressing the comments received. A second draft of the Master Plan will be issued and the Commission would send a recommendation to the Township Board. Once the Township receives the draft, the draft will be distributed to surrounding communities and they have sixty-three (63) days to provide their comments and concerns to the Township, then the Planning Commission may hold a Public Hearing on the Master Plan.

Member Koessel asked that based on the percentage of land in the Township that is developable for site condos or subdivisions, do they have any idea of what percentage of that property would be serviced by public water? Ms. Wells and Staff said that analysis has not been conducted and Ms. Wells said the information could be easily obtained.

Member Hammond asked, regarding the Retirement/Townhome classification that was developed, and he was curious how this land use was developed as the neighborhood is selling and new owners are coming in. Ms. Wells said it is intended for attached and detached single-family and multi-family housing and the projects developed will have to provide an attractive, upscale master plan with amenities such as: open spaces, walking paths, street trees, street lighting and architectural style. Buildings and structures should be designed to minimize bulk and massing. Member Hammond said his question is the retirement piece as he does not see this designation being appropriate for the area at this time. He has lived in this area for four (4) years and does not see it

progressing this way. Ms. Wells noted that this is a twenty (20) year plan and the title could be changed but the idea is to provide an area where attached and detached smaller living areas were provided. Member Hammonda agrees with the smaller living areas but believes the title needs to be changed as a family might consider moving into a condo but the term “retirement” might not seem appealing to a family and Ms. Wells said she would look into changing the title.

Member Hammond also asked what the vision is of the Township and how it fits within Kent County. What is the Township’s role within the county? Has there been any discussions or thought of where the Township fits within the county? Ms. Wells said the project has taken into account what has been going on around us in the other municipalities as well as Kent County, the Airport and GVMC. As an example the farmland preservation area.

Member Sperlareferred to the Village District and Cascade Road that seems to serve as a barrier in tying the village together. He was curious if there has been any consideration given to a pedestrian pathway being constructed under Cascade Road and possibly the Downtown Development Authority (DDA) might want to consider this project. Planning Director Peterson said there has been a lot of discussion regarding how to make that area feel more pedestrian friendly. Ms. Wells showed photo renderings of bricked pathways with striping to help designate pedestrian areas of the road. Member Waalkes noted the crosswalks is one of the less expensive ways to improve the village connection and Ms. Wells also noted that signs and other visuals could be added to note to motorists that they are entering a village area.

Chairman McDonald asked if there is a list of recommended priorities from the Master Plan and Ms. Wells noted in the Implementation Table there is a listed timeframe for some of the projects to be accomplished. She suggested that the Advisory Committee help prioritize the list for the Township and will be dependent on funding. Staff can also review yearly with the Planning Commission a list of priorities and available funding.

Member Pennington referred to the green energy movement and if the committees have been planning for wind turbines, etc. Planning Director Peterson said that has also been discussed as a part of this process. He also noted that a residential house added wind mill this under our current regulations.

Ms. Wells concluded by asking the Planning Commission to send any of their comments to Staff prior to the December 22nd Advisory Committee Meeting.

ARTICLE 7.

Any Other Business

Chairman McDonald opened the meeting for any other business. There was no other business of the Planning Commission.

Planning Director Peterson said that the Township would be developing its work plan for 2009.

Member Sperla asked if the bike paths have been completed and Planning Director Peterson said they have been completed. The Township Parks Committee has identified four (4) or five (5) areas for expansion but there is no funding to complete the plans in the near future.

Member Sperla asked where the Township is in the two (2) properties acquired recently and Planning Director Peterson said the Tassell property should be closing soon and the property on the east side, the property is tied up until 2010. Member Sperla asked if these areas would have pathways and benches, what would the intended use be and Planning Director Peterson said Parks and Recreation would be reviewing the possibilities for the areas and the Township Board would need to make recommendations first.

ARTICLE 8.

Adjournment

Chairman McDonald requested a motion for adjournment.

Member Robinson supported by Member Waalkes moved to adjourn. The motion carried and the meeting was adjourned at 8:34 p.m.

Respectfully submitted,

Lisa Hern, Recording Secretary